

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, August 21, 2018 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

All requests are under Ordinance No. 2280, unless otherwise stated.

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR JULY 17, 2018, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 5, 9, 11 & 15)**
5. * **920 S. FM 1417 (HERITAGE PARKWAY)**
The request of A Lighthouse for Kids (Owners), Reese & Loribeth Shaffer (Representatives) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 920 South FM 1417 (Heritage Parkway), being part of Lots 2 and 3, Block 1, Chief's Addition, containing 4.606 acres in the Elizabeth Jones Survey, Abstract No. 625 as follows:
Planning and Zoning Commission
Replat approval of Lots 2 & 3, Block 1, Chief's Addition.
6. **4612 TEXOMA PARKWAY**
The request of Holiday Motorsports (Owners), Alvin Childress (Representative) and Cox Land Surveying (Surveyor) concerning the property located at 4612 Texoma Parkway, being 2.698 acres in the W F Patterson Survey, Abstract No. 969 and the John Hendrix Survey, Abstract No. 503, as follows;
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow new and pre-owned motorcycle/ATV/UTV sales, parts and accessories sales, service and repairs in a C-2 (General Commercial) District.
7. **600 E LAMBERTH ROAD, (REQUEST TO TABLE PER BRETT EDMONSON 8/9/2018 10:20 A.M.)**
The request of Remington Sherman Automotive LLC (Owners), Brett Edmonson, The Ratliff Group, LLC (Representative) and NCA Partners (Architect) concerning the property at 600 East Lamberth Road, being Lots 4-7 and part of 8, Block 4, Dr. JH Carraway's Subdivision, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a two-sided digital billboard in a C-2 (General Commercial) District/Overlay District.

Board of Adjustments

- Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (14)(m)(3) to allow a 672 square foot billboard in lieu of the permitted 300 square foot in a C-2 (General Commercial) District/Overlay District.
- Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (14)(m)(5) to allow a 1,667 foot radial separation in lieu of the permitted 2,000 foot in a C-2 (General Commercial) District/Overlay District.

8. **529 S. MONTGOMERY STREET**

The request of Young Enterprises LP (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 529 South Montgomery Street, being 0.1728 acres in the Samuel Blagg Survey, Abstract No. 56, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 22' 8" front setback for a single family dwelling in lieu of the required 25' in an R-2 (Multi-family Residential) District.

9. *** 2900 BLOCK W. O. B. GRONER ROAD**

The request of Sherman ISD (Owners) Teague, Nall & Perkins (Civil Engineer/Surveyor) Mike Wilson (Representative) and VLK Architects (Architect) concerning the property located in the 2900 Block of West O. B. Groner Road, being 94.76 acres in the Elizabeth Jones Survey, Abstract No. 625 as follows:

Planning and Zoning Commission

Preliminary Plat approval of Sherman High School.

10. **2900 BLOCK W. O. B. GRONER ROAD**

The request of Sherman ISD (Owners) Teague, Nall & Perkins (Civil Engineer/Surveyor) Mike Wilson (Representative) and VLK Architects (Architect) concerning the property located in the 2900 Block of West O. B. Groner Road, being 94.76 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Board of Adjustments

- Exception under Ordinance No. 2280, Section 6.2, Subsection (5) to allow a three-story (3), 75' tall high school in lieu of the 35 foot, two-story (2) permitted in an R-1 (One Family Residential) District.
- Exception under Ordinance No. 2280, Section 6.2, Subsection (5) to allow stadium lighting to be 90' tall in lieu of the 35 foot, two-story(2) permitted in an R-1 (One Family Residential) District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a high school (grades 9-12) in an R-1 (One Family Residential) District/C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.

11. * **3806 TEXOMA PARKWAY**

The request of Cable One, Inc. (Owners), Alan Nelson, Nelson & Morgan Architects, Inc (Architects/Representative) concerning the property located at 3806 Texoma Parkway, being Lot 1 Block 1, Redick Addition, as follows:

Planning and Zoning Commission

Site plan approval for Cable One Warehouse and Storage Building.

12. **4700 CAMP VERDE CIRCLE**

The request of Luis and Ashley Lopez (Owners) and TLC Pools and Spa, Matt Smith (Representative) concerning the property at 4700 Camp Verde Circle, being Lot 1, Block B, Replat of Austin Landing Addition, Phase One, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(1 & 3) to allow a 15' side street setback for a swimming pool in lieu of the required 25' and a 1' separation for a detached pergola from the main structure in lieu of the required 6' in an SF-1 (Single Family Residential) District.

13. **2621 MASTERS STREET**

The request of Joe L. & Glonda Hix (Owners), Jim Taylor, CPA (Prospective Buyer) Dean Gilbert, Jr. (Representative) and NBS Drafting & Design (Draftsman) concerning the property located at 2621 Masters Street, being part of Lot 3, Block 2, Dr. J H Carraway's Addition, as follows:

Planning and Zoning Commission

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to a C-O (Office) District.
- Site plan approval for a Financial Office for Taylor & Company.

14. **501 N. HOLLY AVENUE**

The request of Shannon Bailey (Owner) concerning the property at 501 North Holly Avenue, being the south 65 foot of Lot 1, Block 2, Westwood 3rd Addition, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(2) to allow a 6' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District.

15. * **1909 & 1915 NORTH CROCKETT STREET**

The request of Jeannette Giarraputo Scott, James A. Giarraupto and Carol Giarraputo Butler (Owners), George Scott (Developer) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1909 and 1915 North Crockett Street, being Lots 2, 3 and 4, Block 16, Shannon Heights Addition, containing 0.486 acres, as follows:

Planning and Zoning Commission

Replat approval of The Crockett Addition, a Replat of Lots 2, 3 & 4, of Shannon Heights Addition.

16. **ADJOURNMENT**

17. **OVERALL LOCATION MAP**

By direction of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman.

Clay Mahone, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

Note: The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; or requires consultations with City Attorney.

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on August 16, 2018 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 16th day of August, 2018
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





**Planning & Zoning Commission and Board of
Adjustments**

2.

Meeting Date: 08/21/2018

Prepared By: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director Developmental Services

Issue:

**APPROVE MINUTES OF THE REGULAR JULY 17, 2018, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

July 17, 2018 Draft Minutes

STATE OF TEXAS §

July 17, 2018

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on July 17, 2018.

MEMBERS PRESENT: CHAIRMAN MAHONE, VICE-CHAIRMAN ELLIOTT
COMMISSION MEMBERS: DAVIS, DOWNTAIN, WOOD AND
SIMS

MEMBERS ABSENT: ADAMS

CALL TO ORDER

Chairman Mahone called the meeting to order at 5:00 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the June 19, 2018 regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Wood. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

Chairman Mahone appointed the members of the Board of Adjustments: MAHONE, ELLIOTT, DOWNTAIN, DAVIS AND WOOD.

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 6, 9, 10, 12 & 13)

Consent Agenda items are considered to be routine and non-controversial items.

CONSENT AGENDA

Chairman Mahon explained Item #9 "Final Plat approval of Lot 1, Block A, Golden Owens Addition" located at 5011 North U.S. Highway 75 was withdrawn from the agenda.

A member of the audience requested Item #13 "Preliminary Plat approval of McAnair Estates" located in the 2800-3100 blocks of North Hickory Street be removed from the consent agenda.

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approve Consent Agenda Items 6, 10 and 12, subject to the Staff Review Letters. Second by Vice-Chairman Elliott. All present voted AYE.

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF ERIKA LOPEZ (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 600 - 700 BLOCKS OF NORTH FRIENDSHIP ROAD, BEING 2.976 ACRES IN THE JOSEPH DEAYER SURVEY, ABSTRACT NO. 359, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF ERIKA LOPEZ ADDITION IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION.

FINAL PLAT – ERIKA LOPEZ ADDITION (ETJ)
600-700 BLKS. N. FRIENDSHIP RD.
(ERIKA LOPEZ)

The property is located in the 600-700 Blocks of North Friendship Road, the northwest corner of Friendship Road and Elliott Road in the City of Sherman's extra territorial jurisdiction (ETJ). The owners would like to plat the property into two (2) lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF GO PROPERTIES 7 LLC (OWNERS), PARAMOUNT HEALTHCARE (DEVELOPER) KEEN SURVEYING, LLC (SURVEYOR) AND JM CIVIL ENGINEERING (CIVIL ENGINEER) CONCERNING THE PROPERTY LOCATED AT 5011 NORTH U.S. HIGHWAY 75, BEING 5.161 ACRES IN THE BROWN AND RICKETTS SURVEY, ABSTRACT NO. 1553, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF LOT 1, BLOCK A, GOLDEN OWENS ADDITION.

FINAL PLAT – LOT 1, BLOCK A, GOLDEN OWENS ADDITION
5011 N. U.S. HIGHWAY 75
(GO PROPERTIES 7 LLC)

(WITHDRAWN)

An email was received from Rodney Owens, RLI Construction, Tuesday, July 17, 2018 at 6:07 a.m. withdrawing the request.

The property is located at 5011 North U.S. Highway 75; the northeast corner of Fallon Drive and Highway 75. The owners would like to plat the property into one lot for commercial development of a nursing home. They had seen the Staff Review Letter and would abide by the Recommendations.

THE REQUEST WAS WITHDRAWN.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF LAZY L ENTERPRISES (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 400 BLOCK OF EAST BROCKETT STREET, BEING ALL OF LOT 3 AND PART OF LOTS 4-6, BLOCK 2, G.W. BOND'S SUPPLEMENT NO. 2 ADDITION, CONTAINING 0.465 ACRES, AS FOLLOWS:

REPLAT – COLLEGE PARK ESTATES ADDITION, BEING A REPLAT OF LOT 3 AND PARTS OF LOTS 4, 5 AND 6, OF BOND'S 2ND ADDN.
400 BLK. E.

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF COLLEGE PARK ESTATES ADDITION, BEING A REPLAT OF LOT 3 AND PARTS OF LOTS 4, 5 AND 6, OF BOND'S 2ND ADDITION

**BROCKETT ST.
(LAZY L
ENTERPRISES)**

The property is located in the 400 block of East Brockett Street, the northeast corner of Brockett and Branch Streets. The owner would like to plat the property into three lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN ECONOMIC DEVELOPMENT CORPORATION (OWNERS), SHERMAN RE, LLC, AN OHIO LIMITED LIABILITY COMPANY (DEVELOPER), BENCHMARK DESIGN GROUP, LLC, ED SNODGRASS (CIVIL ENGINEER) AND THOMPSON & ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1426 WEST FM 1417 (HERITAGE PARKWAY), BEING 23.115 ACRES IN THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF FLANARY ROAD BUSINESS ADDITION.

**FINAL PLAT –
FLANARY ROAD
BUSINESS ADDN.
1426 W. F.M. 1417
(HERITAGE
PARKWAY)
(SEDCO)**

The property is located at 1426 West FM 1417 (Heritage Parkway), the southeast corner of FM 1417 (Heritage Parkway) and Flanary Road; it is zoned an M-1 (Light Manufacturing) District and also located in the O-1.1 (FM Highway 1417) District. The owner would like to plat the property into one lot for development of FedEx Freight. They had seen the Staff Review Letter and would abide by the Recommendations.

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

EXCEPTIONS & SITE PLAN

THE REQUEST OF YELLOW EQUIPMENT & TRMS (OWNERS), YRC FREIGHT (TENANT), SHAW SERVICES, LLC (CONTRACTOR/REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 211 DORSETT DRIVE, BEING 5 ACRES IN THE SHEROD DUNMAN SURVEY, ABSTRACT NO. 329 AND IN TRACT 2 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- SITE PLAN APPROVAL TO ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (J) FOR AN EQUIPMENT & TERMINAL BUILDING FOR YRC FREIGHT IN THE BLALOCK INDUSTRIAL PARK.
- EXCEPTION TO ORDINANCE NO. 2252 ARTICLE IV,

**SITE PLAN –
EQUIPMENT &
TERMINAL BUILDING
FOR YRC FREIGHT**

**EXCEPTIONS -
FAÇADE, PARKING
LOT & SCREENING**

**211 DORSETT
(YELLOW
EQUIPMENT &
TRMS)**

SECTION 410 (2) (M) TO ALLOW "PBR" TYPE PANELS ON THE SIDES OF THE FREIGHT TERMINAL BUILDING AND STUCCO FINISH ON OFFICE VIEWABLE FROM THE STREET FOR YRC FREIGHT IN THE BLALOCK INDUSTRIAL PARK.

- EXCEPTION TO ORDINANCE NO. 2252 ARTICLE IV, SECTION 410 (2) (J) AND ORDINANCE NO. 2280, SECTION 7, SUBSECTION (10)(H) TO ALLOW A GRANITE PARKING LOT IN LIEU OF THE REQUIRED CONCRETE OR ASPHALT IN THE BLALOCK INDUSTRIAL PARK.
- EXCEPTION TO ORDINANCE NO. 2252 ARTICLE IV, SECTION 410 (2) (H & L) TO ALLOW A 6' ENVIROSCREEN FENCE ON THE PROPERTY LINE IN LIEU OF THE REQUIRED 55.7' SETBACK IN THE BLALOCK INDUSTRIAL PARK.

Craig Foley, HBC Strategies, 165 Middle Street, Suite 1101, Lake Mary, FL

Mr. Foley appeared to represent the request and answer any questions. This item was tabled at the June 19, 2018, Planning and Zoning Commission Meeting. The property is located at 211 Dorsett Drive between Howe Drive and U.S. Highway 75 in the Blalock Industrial Park; YRC Freight is the tenant.

Mr. Foley explained "the building at 211 Dorsett Drive was damaged beyond repair by a windstorm over a year ago. My client had their insurance company involved and the building was demolished in 2017. After reviewing the Staff Review Letter, to put back what was there, we decided we would ask for the exceptions to allow "PBR" type panels on the sides and stucco on the office for the exterior finish of the building; to allow granite topping compacted over existing hard gravel parking lot and to allow a 6' EnviroScreen fence on the property line on the Dorsett Drive side and 100' back on either side to obscure view of property from the street. We would like to rebuild a 10,602 square foot building on the existing foundation. The front of the building will be stucco. There is an existing chain link fence around the property and they would like to add a screen to the fence to keep dust out and improve the appearance of the property. The existing gravel parking lot will be improved with granite, which would be dust free. They had seen the Staff Review Letter and would abide by the Recommendations."

Commission Member Davis asked what the building was made out of when it blew down, metal?

Mr. Foley explained "it was reinforced masonry with metal welded to the top of it. The windstorm apparently broke the masonry and metal loose and the reason for putting PBR panels back is it's an improvement because the engineering requirements for windstorm rating have changed three times since then, so now the ASC rating is

much higher and the PBR panel addresses that.

Commission Member Davis asked what a PBR panel was, “just what I think of, a Monitor building metal panel.”

Mr. Foley explained “it is a purlin building rib panel, it has a larger flange, basically from an engineering prospective it ties into a complete metal building as opposed to having two different surfaces that interlock together and then a strong wind could break the wall links; which is what we believe occurred.”

Commission Member Davis understood how it was going to be put together, but wanted to know what the exterior was going to look like. “The insurance probably paid for masonry, is that right.”

Mr. Foley could not answer that.

Chris Masoner, YRC, 10990 Roe, Overland Park, KS

Mr. Masoner did not think insurance got addressed either way; “we had a scheduled value under our policy.”

Mr. Foley presented an elevation showing the building from the street view. “The office portion facing the street will be stucco and the sides will be metal.”

Chairman Mahone stated he understood the previous building was metal on the outside walls.

Mr. Foley thought the outside walls were concrete block.

Mr. Masoner explained “they were cinder block.”

Chairman Mahone asked about the screening, “in the packet there is a picture of the screening showing a sign or logo on the screening; is that correct?”

Mr. Foley responded “yes, that is a picture of their lettering; that does not have to be there.”

Scott Shadden, Developmental Services Director

He explained “the sign could not be on the front property line.”

Mr. Foley asked if a blank section of screening would be acceptable.

Mr. Shadden explained “if the exception is granted, the screening whatever color they approve.”

Mr. Masoner stated “I do not think they had a preference on the color of the screening.”

No other citizens appeared before the Planning and Zoning Commission to discuss the exceptions or site plan.

ACTION TAKEN.

Motion by Commission Member Davis to approve the site plan and exceptions to allow “PBR” type panels on the sides of the Freight Terminal Building and stucco on the front of the office; to allow a granite parking lot; and to allow a solid natural color 6’ Enviroscreen fence on the property lines for YRC Freight in the Blalock Industrial Park at 211 Dorsett Drive. Second by Commission Member Sims.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS, WOOD AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

EXCEPTION

THE REQUEST OF CHARLES E. ANDERSON (OWNER), BRAD AND KRISTI TRAVIS, HATCH & KRAVENS SLAUGHTERHOUSE (TENANTS) AND JOHN LEBLANC (REPRESENTATIVE) CONCERNING THE PROPERTY AT 1400 WEST TAYLOR STREET, BEING A 1.6890 ACRE TRACT IN THE J. B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

BOARD OF ADJUSTMENTS

(RENEW) TEMPORARY USE PERMIT UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW A HAUNTED HOUSE FROM SEPTEMBER 28TH THROUGH OCTOBER 31ST, 2018 AND FEBRUARY 9TH THROUGH 16TH, 2019 IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT, R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND C-1 (RETAIL BUSINESS) DISTRICT.

TUP (RENEWAL)
HAUNTED HOUSE
1400 W. TAYLOR ST.
(HATCH & KRAVENS
HAUNTED
SLAUGHTERHOUSE)

John LeBlanc, 221 W. Texas, Sherman, TX

Mr. LeBlanc appeared to represent the request and answer any questions. The property is located at 1400 West Taylor Street across from Fairview Park; it was formerly the Anderson Slaughterhouse. Temporary Use Permits to allow the Hatch & Kravens Slaughterhouse Haunted House attraction were granted in 2007-2010 and 2012-2017.

Mr. LeBlanc explained they would like to open a haunted slaughterhouse, September 28th thru October 31st, 2018 and February 9th thru 16th, 2019 for a Valentine's Show. Optional Alternate dates for rain-outs and Grayson and Austin College nites (if needed) will be October 11th and 25th, 2018. Hours of operation will be Friday and Saturday, 8 p.m. - 12 a.m., Sunday thru Thursday, 8 p.m. - 11 p.m. They will be utilizing the existing structure, a temporary electric pole with low voltage LED lighting; outside loud speakers will not be used. Signs will be placed thirty (30) days prior to opening and removed ten (10) days after each showing. No changes in the requests from prior years. They had seen the Staff Review Letter and would abide by the Recommendations.

No other citizens appeared before the Planning and Zoning Commission to discuss the Temporary Use Permit.

ACTION TAKEN.

Motion by Commission Member Wood to approve the Temporary Use Permit to allow a Haunted House from September 28th thru October 31st, 2018 and February 9th thru 16th, 2019 in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and C-1 (Retail Business) District at 1400 West Taylor Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS AND WOOD.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

EXCEPTION

THE REQUEST OF LUIS AND ASHLEY LOPEZ (OWNERS) CONCERNING THE PROPERTY AT 4700 CAMP VERDE CIRCLE, BEING LOT 1, BLOCK B, REPLAT OF AUSTIN LANDING ADDITION, PHASE ONE, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(2) TO ALLOW A 6' PRIVACY FENCE ON THE PROPERTY LINE ON A CORNER LOT IN LIEU OF THE PERMITTED 4' IN HEIGHT EXTENDING CLOSER THAN 25' TO A FRONT LINE STREET IN AN SF-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION – FENCE
4700 CAMP VERDE
CIRCLE
(LUIS & ASHLEY
LOPEZ)

Luis Lopez, 4700 Camp Verde Circle, Sherman, TX

Mr. Lopez appeared to represent the request and answer any questions. The property is located at 4700 Camp Verde Circle, the northwest corner of Camp Verde Circle and Northcreek Drive in the Austin Landing Subdivision.

Mr. Lopez explained “we live on a corner lot and plan to begin construction on a swimming pool. We would like to replace a four foot wrought iron fence with a six foot wood privacy fence to enclose our swimming pool for privacy and safety. The fence will be an extension of a board on board cedar fence stopping in the side of the house; the wrought fence will continue to the front of the house.” He had seen the Staff Review Letter and would abide by the Recommendations.

No other citizens appeared before the Planning and Zoning Commission to discuss the exception.

Letters received from:

Diane & Don Geddings, 202 W. Northcreek Drive, Sherman, TX

“Our neighbors are requesting zoning at their home; my

husband and I have no problem at all with this.”

Kathi Bowden, 214 W. Northcreek Drive, Sherman, TX

“I give my total permission and support for them to construct a 6 foot fence on their property. No reservations.”

ACTION TAKEN.

Motion by Commission Member Davis to approve the exception to allow a 6’ privacy fence on the property line on a corner lot in lieu of the permitted 4’ in height extending closer than 25’ to a front line street in an SF-1 (Single Family Residential) District at 4700 Camp Verde Circle subject to the Staff Review Letter. Second by Commission Member Downtain.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS AND WOOD.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

ZONE CHANGE & SITE PLAN

THE REQUEST OF LAZY L ENTERPRISES (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 400 BLOCK OF EAST BROCKETT STREET, BEING ALL OF LOT 3 AND PART OF LOTS 4-6, BLOCK 2, G.W. BOND’S SUPPLEMENT NO. 2 ADDITION, CONTAINING 0.465 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-2 (GENERAL COMMERCIAL) DISTRICT TO AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.

ZONE CHANGE – C-2
TO R-1
400 BLK. E.
BROCKETT ST.
(LAZY L
ENTERPRISES)

Bill Magers, 4 Timber Creek, Sherman, TX

Mr. Magers appeared to represent the request and answer any questions. The property is located in the 400 block of East Brockett Street, the northeast corner of Brockett and Branch Streets.

Mr. Magers explained they would like to plat the property into three lots and down zone the property to an R-1 (One Family Residential) District for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

No citizens appeared before the Planning and Zoning Commission to discuss the zone change.

Planning & Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from a C-2 (General Commercial) District to an R-1 (One Family Residential) District in the 400 block of East Brockett Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS, WOOD AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF WESTAR HOME BUILDERS, LLC (OWNERS), CROSS ENGINEERING CONSULTANTS (CIVIL ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2800-3100 BLOCKS OF NORTH HICKORY STREET, BEING 48.07 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL OF MCANAI ESTATES.

PRELIMINARY PLAT

– MCANAI

ESTATES

2800-3100 BLKS. N.

HICKORY ST.

(WESTAR HOME BUILDERS, LLC)

Jonathan Hake, Cross Engineering Consultants, 131 S. Tennessee St., McKinney, TX

Mr. Hake appeared to represent the request and answer any questions. The property is located in the 2800-3100 blocks of North Hickory Street between Oxford Drive and U.S. Highway 82 and is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into 219 lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

Roger Banks, 2902 N. Ricketts, Sherman, TX

Mr. Banks voiced his concerns with drainage issues.

James McDonald, 2901 N. Ricketts, Sherman, TX

Mr. McDonald voiced his concerns with drainage issues, easements and illegal dumping.

Whitney Redden, 3001 N. Ricketts, Sherman, TX

Mrs. Redden voiced her concerns with drainage, privacy and property values.

Marvin Keller, 2909 Yorkshire, Sherman, TX

Mr. Keller voiced his concerns with easements, drainage and traffic.

Clint Philpott, Director of Engineering

Mr. Philpott explained “once the Preliminary Plat is approved, full engineering plans will be required, onsite

detention will be required which should take care of any additional flow of water they are creating, they cannot allow any additional flow than what is there currently. Some of the areas that back up to the farmland will actually benefit from this development as far as drainage goes, it will then go to a street, into a storm sewer and into the creek. They will have to comply with the City of Sherman Storm Drainage Ordinance.”

No other citizens appeared before the Planning and Zoning Commission to discuss the Preliminary Plat.

An email was received from:

Bob Crocker, 2910 N. Ricketts, Sherman, TX

“This is regarding the Westar Home Builders, Cross Engineering Consultants, and Underwood Drafting and Surveying request for property at 2800-3100 of North Hickory Street in the J.B. McAnair Survey, Abstract No. 763 and part of the proposed McAnair Estates.”

“I do not have a strong objection to the proposed subdivision but would like to verify that a couple of concerns have been looked at. Here are those concerns.

1. Traffic on McLain St. between Travis and Woods will increase. Traffic on Ricketts between Lamberth will also increase. This looks like a lot of homes sardined together so it will create a lot of traffic through residential neighborhoods. I would like to see a street directly between Travis and Hickory near the proposed northernmost street "A". I do not feel that Hickory is an adequate connection because it only allows access from a one-way access road and thus won't address the majority of the traffic.
2. Water pressure or volume is sometimes not as good as I'd like. Will these additional water customers affect the water pressure and volume?
3. Leaving existing trees in place. I'm particularly interested in the trees just east of my house on Ricketts where the proposed pond will be. Please leave the existing trees in place as much as possible. In general, I think that clear cutting of native trees is a bad idea and ask that we retain trees wherever possible.
4. Drainage of that land comes across Ricketts and runs between my and my neighbor's house. I'm concerned that adding houses and streets will increase the runoff and cause Ricketts street to flood or cause excessive erosion.
5. Green space is valuable to neighborhoods and wildlife. Please consider having some areas that can be designated as small parks or open play areas so that people can enjoy being outdoors with enough elbow room to actually enjoy it. I think that would enhance the livability of the subdivision and thus make the houses more valuable.”

ACTION TAKEN.

Motion by Commission Member Davis to approve the Preliminary Plat of McAnair Estates located in the 2800-3100 blocks of North Hickory Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS, WOOD AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

SPECIFIC USE PERMIT

THE REQUEST OF WESTAR HOME BUILDERS, LLC (OWNERS), CROSS ENGINEERING CONSULTANTS (CIVIL ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2800-3100 BLOCKS OF NORTH HICKORY STREET, BEING 3.556 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, ALSO BEING LOTS 1-28, BLOCK 1 OF THE PROPOSED MCANAIR ESTATES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW PATIO HOMES IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

SUP – PATIO HOMES
2800-3100 BLKS. N.
HICKORY ST.
(WESTAR HOME
BUILDERS, LLC)

Jonathan Hake, Cross Engineering Consultants, 131 S. Tennessee St., McKinney, TX

Mr. Hake appeared to represent the request and answer any questions. The property is located in the 2800-3100 blocks of North Hickory Street between Oxford Drive and U.S. Highway 82 and is zoned an R-1 (One Family Residential) District. McAnair Estates is a proposed residential development with 219 lots.

Mr. Hake explained “the owner is requesting a Specific Use Permit to allow patio homes on twenty-eight lots along the north property line in the proposed McAnair Estates development. The balance of the lots will remain sixty foot lots. They had seen the Staff Review Letter and would abide by the Recommendations.”

No citizens appeared before the Planning and Zoning Commission to discuss the Specific Use Permit.

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Specific Use Permit to allow patio homes for Lots 1-28, Block 1 of the proposed McAnair Estates located in the 2800-3100 blocks of North Hickory Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

PLANNING & ZONING COMMISSION MINUTES – JULY 17, 2018

VOTING AYE: MAHONE, ELLIOTT, DAVIS, DOWNTAIN,
WOOD AND SIMS.
VOTING NAY: NONE
MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO
THE INTENT OF THE ORDINANCE.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned
at 5:44 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY

DRAFT



**Planning & Zoning Commission and Board of
Adjustments**

4.

Meeting Date: 08/21/2018

Prepared By: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director Developmental Services

Issue:

CONSENT AGENDA (ITEMS 5, 9, 11 & 15)

List of Agenda Items:

5. * 920 SOUTH FM 1417 (HERITAGE PARKWAY)

The request of A Lighthouse for Kids (Owners) Reese & Loribeth Shaffer (Representatives) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 920 South FM 1417 (Heritage Parkway), being part of Lots 2 and 3, Block 1, Chief's Addition, containing 4.606 acres in the Elizabeth Jones Survey, Abstract No. 625 as follows:

Planning and Zoning Commission

Replat approval of Lots 2 & 3, Block 1, Chief's Addition.

9. * 2900 BLOCK WEST O. B. GRONER ROAD

The request of Sherman ISD (Owners) Teague, Nall & Perkins (Civil Engineer/Surveyor) Mike Wilson (Representative) and VLK Architects (Architect) concerning the property located in the 2900 Block of West O. B. Groner Road, being 94.76 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Sherman High School.

11. * 3806 TEXOMA PARKWAY

The request of Cable One, Inc. (Owners), Alan Nelson, Nelson & Morgan Architects, Inc (Architects/Representative) concerning the property located at 3806 Texoma Parkway, being Lot 1 Block 1, Redick Addition, as follows:

Planning and Zoning Commission

Site plan approval for Cable One Warehouse.

15. * 1909 & 1915 NORTH CROCKETT STREET

The request of Jeannette Giarraputo Scott, James A. Giarraputo and Carol Giarraputo Butler (Owners), George Scott (Developer) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1909 and 1915 North Crockett Street, being Lots 2, 3 and 4, Block 16, Shannon Heights Addition, containing 0.486 acres, as follows:

Planning and Zoning Commission

Replat approval of The Crockett Addition, a Repat of Lots 2, 3 & 4, of Shannon Heights Addition.



**Planning & Zoning Commission and Board of
Adjustments**

5.

Meeting Date: 08/21/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 920 S. FM 1417 (HERITAGE PARKWAY)**

The request of A Lighthouse for Kids (Owners), Reese & Loribeth Shaffer (Representatives) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 920 South FM 1417 (Heritage Parkway), being part of Lots 2 and 3, Block 1, Chief's Addition, containing 4.606 acres in the Elizabeth Jones Survey, Abstract No. 625 as follows:

Planning and Zoning Commission

Replat approval of Lots 2 & 3, Block 1, Chief's Addition.

Background:

The property is located at 920 South FM 1417 (Heritage Parkway) between Houston Street and Quail Run Road; the Crisis Center Resale Shop was the former tenant. The property was zoned a C-1 (Retail Business) District, May 16, 1994 by Ordinance 4338. The owners would like to plat the property into two (2) lots for commercial development.

Adjacent Zoning:

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

A Lighthouse for Kids (Owners)

Reese & Loribeth Shaffer (Representatives)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Auto-Urban Multi-Family – Multi-Family residential consists of residential apartment buildings and duplexes, in which the lot carries very similar characteristics as Auto-Urban Single-Family. The parking requirements mandate that the automobile becomes an important feature of the landscape.

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

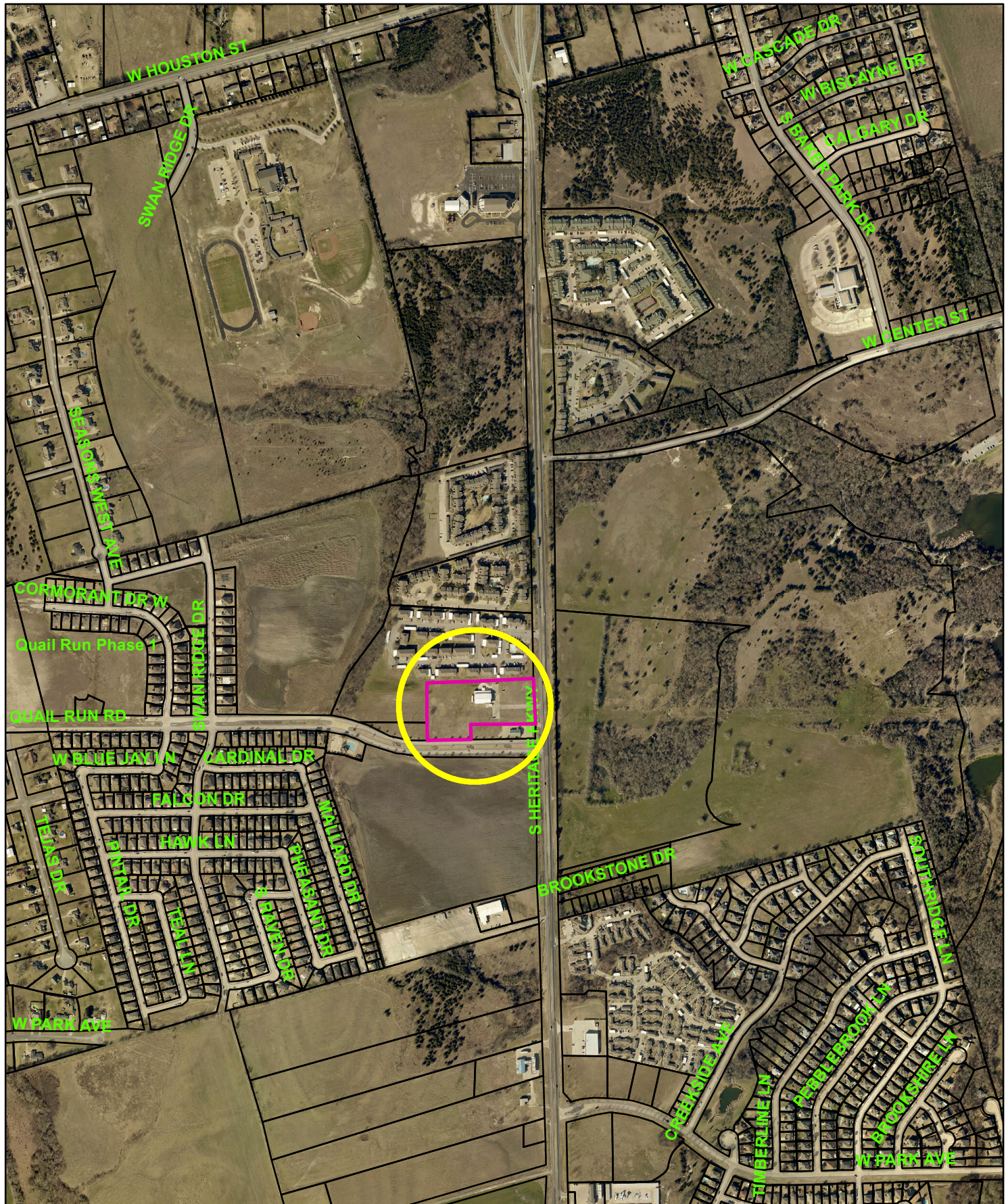
Location Map

Zoning Map

Replat

Replat with Building Location

Staff Review Letter

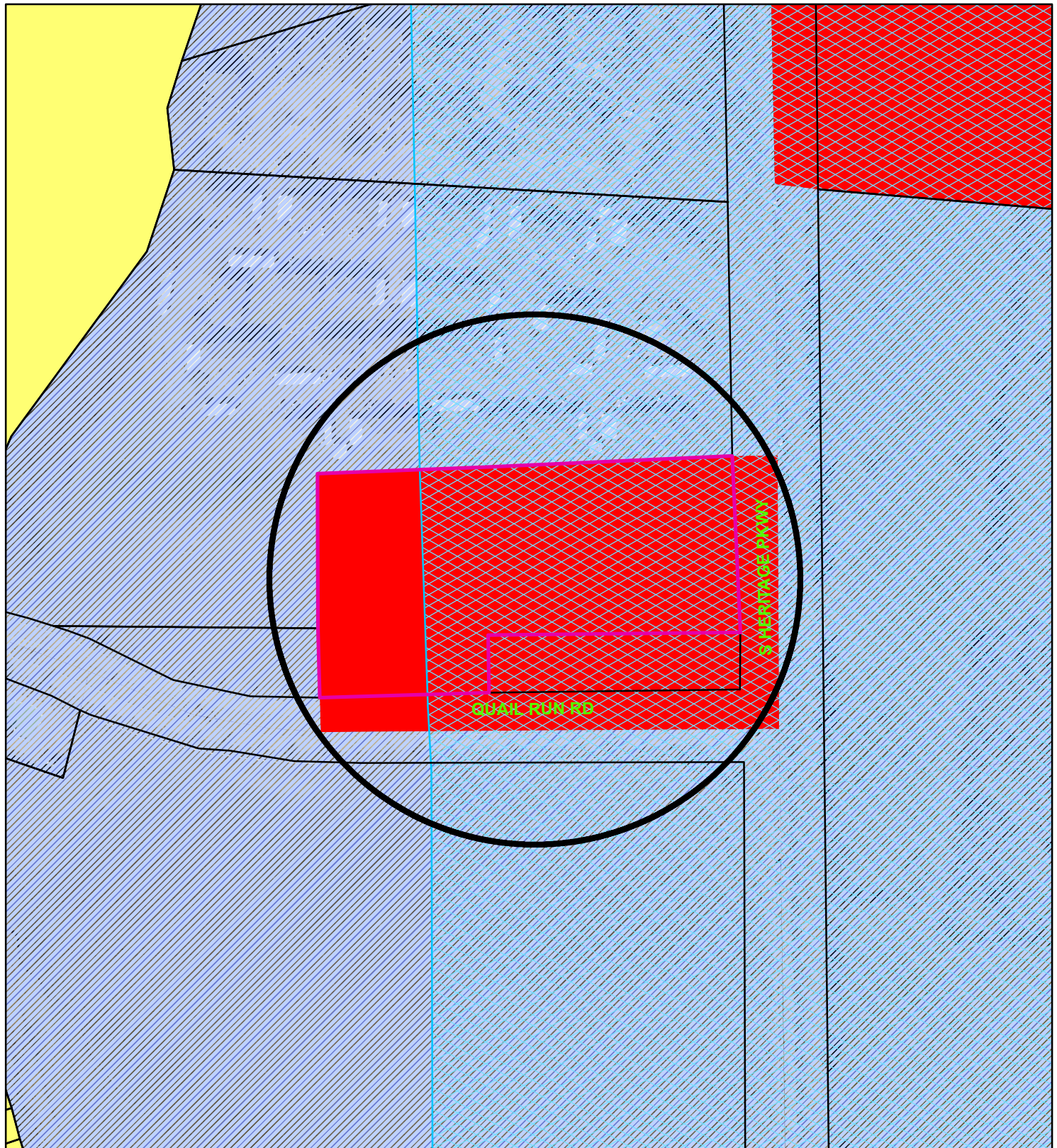


920 S. FM 1417 (Heritage Parkway)



1 in = 800 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 920 S. FM 1417 (Heritage Parkway)

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

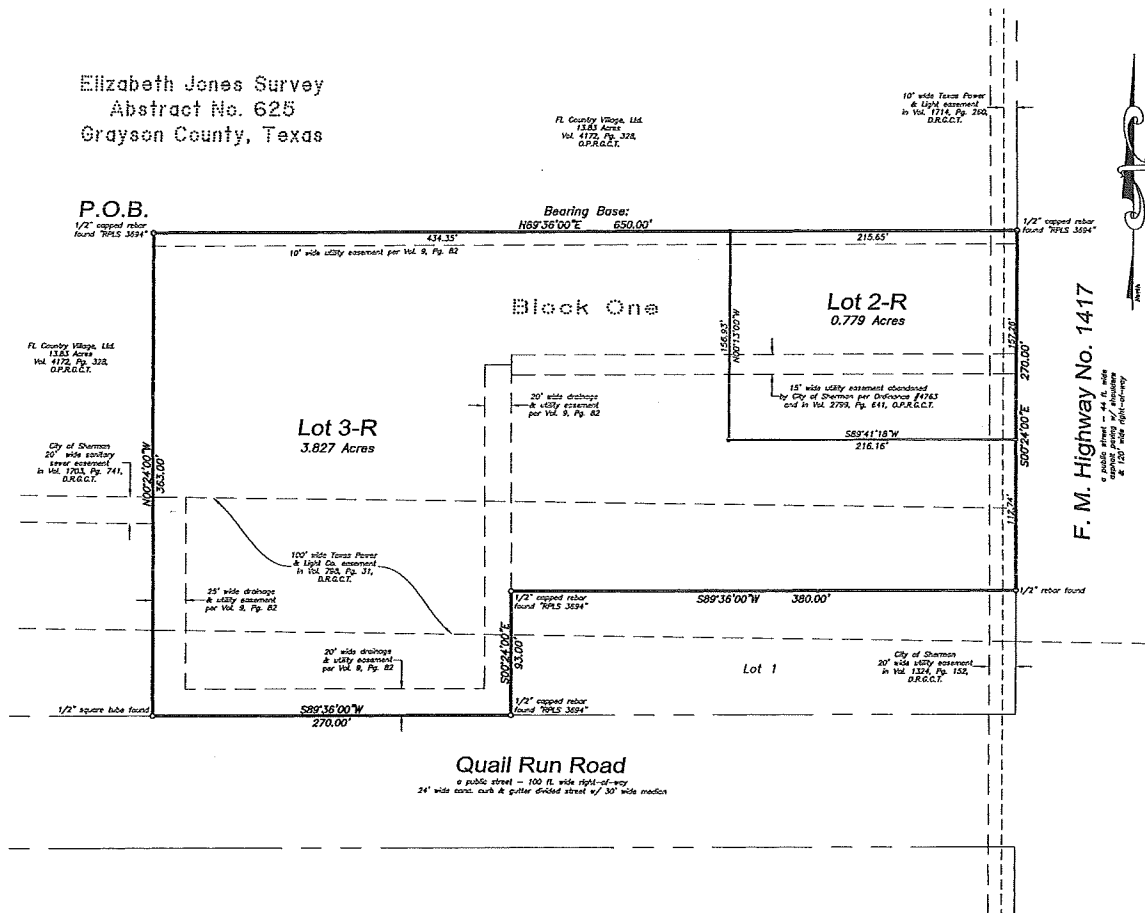
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

1 in = 215 ft

Elizabeth Jones Survey
Abstract No. 625
Grayson County, Texas



Replat of Lots 2 & 3, Block One, Chief's Addition to the City of Sherman, Texas 4.606 Acres in the

Elizabeth Jones Survey
Abstract No. 625

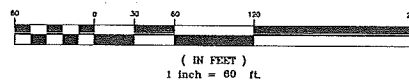
General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 45161C0400 F, Revised Date: September 28, 2010.
8. Neither Grayson County nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

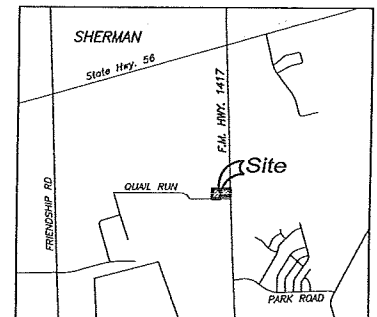
Owner:
A Lighthouse for Kids, LLC
310 W. Wilson Avenue
Sherman, Texas 75090

Job No. CGS62718

GRAPHIC SCALE



Vicinity Map (Not to Scale)



Helvey-Wagner Surveying, Inc.
222 W. Main St., Donson, Texas 75020
Ph: (903) 463-6191 Fax: (903) 463-4088
Email: helveysurvey@comcast.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

P.O.B.

1/2" capped rebar
found "RPLS 3694"

Country Village, Ltd.
13.63 Acres
4172, Pg. 328,
O.P.R.G.C.T.

City of Sherman
20' wide sanitary
sewer easement
Vol. 1703, Pg. 741,
D.R.G.C.T.

Lot 3-R
3.827 Acres

100' wide Texas Power
& Light Co. easement
in Vol. 798, Pg. 31,
D.R.G.C.T.

25' wide drainage
& utility easement
per Vol. 9, Pg. 82

20' wide drainage
& utility easement
per Vol. 9, Pg. 82

1/2" square tube found

S89°36'00"W
270.00'

Bearing Base:
N89°36'00"E 650.00'

Block One

20' wide drainage
& utility easement
per Vol. 9, Pg. 82

N00°13'00"W
156.93'

54.9'

5.0'

54.8'

Lot 2-R
0.779 Acres

15' wide utility easement abandoned
by City of Sherman per Ordinance #4763
and in Vol. 2799, Pg. 641, O.P.R.G.C.T.

S89°41'18"W

216.16'

1/2" capped rebar
found "RPLS 3694"

157.26'

270.00'

S00°24'00"E

112.74'

1/2" rebar found

S89°36'00"W 380.00'

Lot 1

City of Sherman
20' wide utility easement
in Vol. 1324, Pg. 152,
D.R.G.C.T.

1/2" capped rebar
found "RPLS 3694"

Quail Run Road

a public street - 100 ft. wide right-of-way
24' wide conc. curb & gutter divided street w/ 30' wide median

F. M. Highway No. 1417

a public street - 44 ft. wide
against, paving w/ shoulders
& 120' wide right-of-way

North



STAFF REVIEW LETTER

August 9, 2018

A Lighthouse for Kids, LLC
310 W. Wilson Ave.
Sherman, TX 75090

Helvey-Wagner Surveying, Inc.
222 W. Main St.
Denison, TX 75020

Dear Applicants,

The request for approval of the Replat of Lots 2 & 3, Block One of Chief's Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 21, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. No additional drive approaches off of FM 1417 will be permitted. Shared Access easement between Lots 2-R and 3-R is required.
6. Require 10' Right of Way Dedication along street frontage.
7. Require 10' Utility Easement along street frontage West of the new right of way line.
8. General Notes numbers 6 and 8 shall read City of Sherman rather than Grayson County.
9. Show ownership on drawing.
10. Show ownership block on page 2 of plat.
11. Show plat name block on page 2 of plat.
12. Correct typo on owner signature notary block.
13. Sewer shall be extended to serve the site.
14. Water Pro-Rata charges have been waived per Volume. 1399, Pg. 392, RPRGCT.
15. Additional right-of-way will be required along FM 1417 for widening of FM 1417 project.
16. All aspects of the C-1 (Retail Business) District and the O-1.1 (FM 1417 Overlay) District ordinances must be followed. (Per P&Z)
17. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
18. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page

must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name

block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,



Clint A. Philpott, P.E.,
Director of Engineering

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of
Adjustments**

6.

Meeting Date: 08/21/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

4612 TEXOMA PARKWAY

The request of Holiday Motorsports (Owners), Alvin Childress (Representative) and Cox Land Surveying (Surveyor) concerning the property located at 4612 Texoma Parkway, being 2.698 acres in the W F Patterson Survey, Abstract No. 969 and the John Hendrix Survey, Abstract No. 503, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow new and pre-owned motorcycle/ATV/UTV sales, parts and accessories sales, service and repairs in a C-2 (General Commercial) District.

Background:

The property is located at 4612 Texoma Parkway between Frisco Road and Fallon Drive; Haverty's Furniture was the former tenant. The property is zoned a C-2 (General Commercial) District. Holiday Motorsports is a powersports dealership offering new and preowned ATVs, motorcycles and UTVs. They recently purchased the property at 4612 Texoma Parkway and would like to move their motorsports business to this location. They will have a service and parts department for maintenance and customization of the vehicles. They would also like to erect a fence in the rear of the property.

Adjacent Zoning:

C-2 (General Commercial) District
M-1 (Light Manufacturing) District

Origination:

Holiday Motorsports (Owners)
Alvin Childress (Representative)
Cox Land Surveying (Surveyor)

Master Plan Designation:

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

7

Objections Received:

0

Attachments

Location Map

Zoning Map

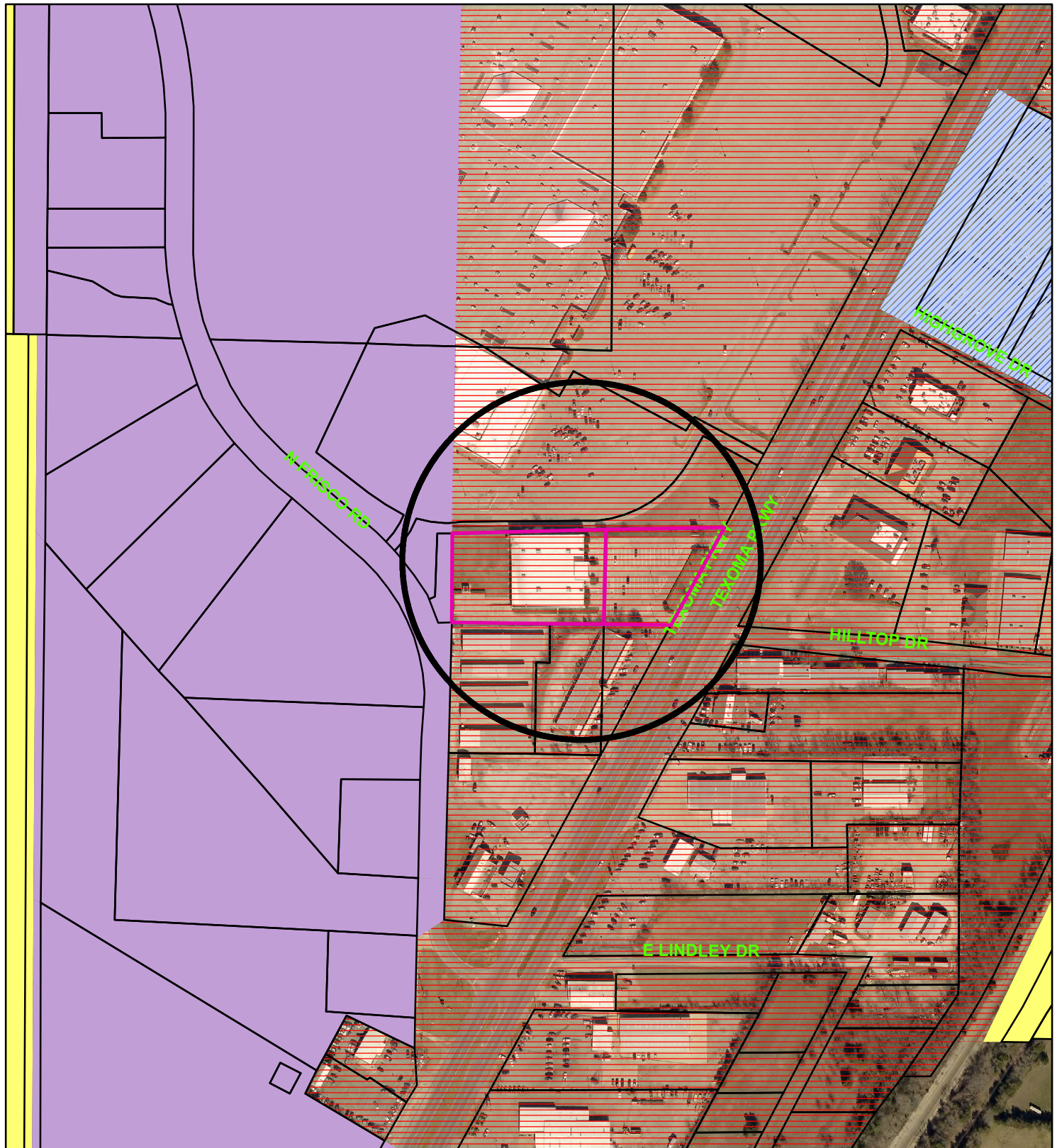
Zoning Sign Photo

Survey/Site Plan

Elevations

Fence Site Plan and Elevation

Staff Review Letter



Zoning - 4612 Texoma Parkway

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Bialock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District
- Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Bialock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

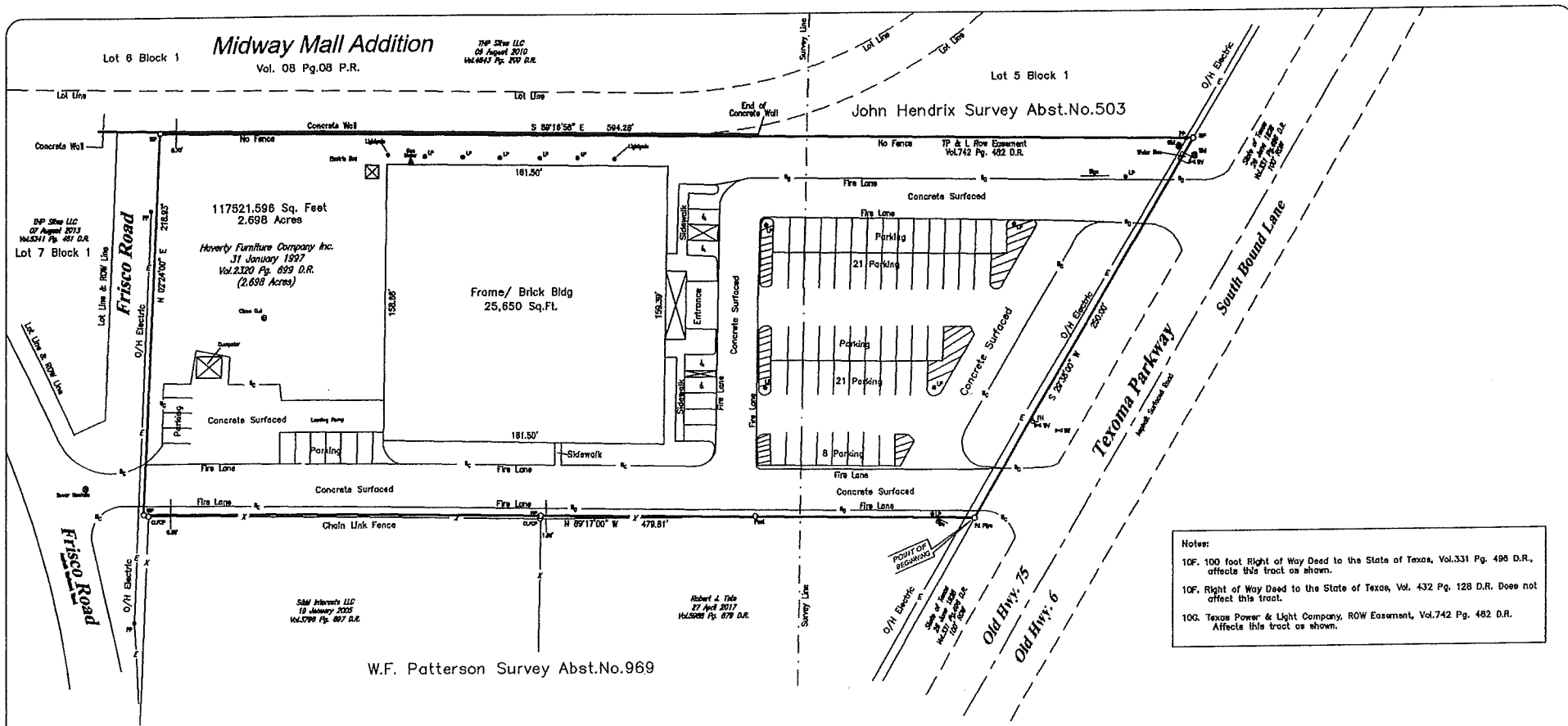
1 in = 300 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

4612 Texoma Parkway



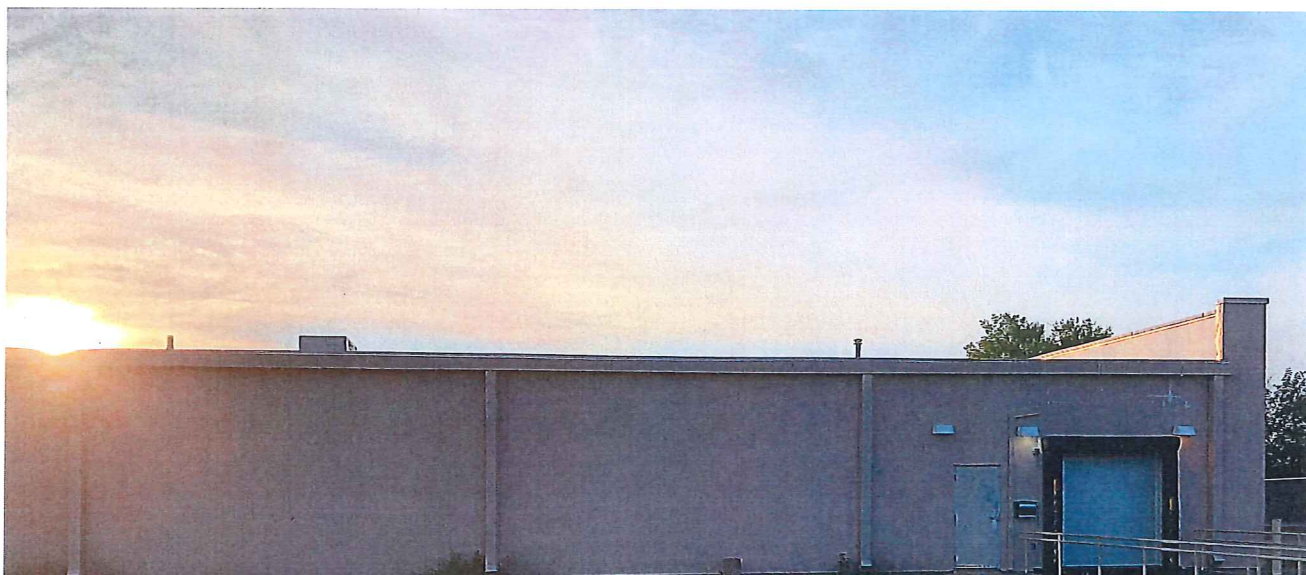


This flood statement does not imply that the property and/or the structures therein will be free from flooding or flood damage on rare occasions. Greater floods can and will occur and flood heights may be increased by man made or natural causes. This flood statement shall not create liability on the part of the surveyor.

City of Sherman
County of Grayson
State of Texas

Date: 23 April 2018





Lot 7 Block 1

Moverty Furniture Company Inc.
31 January 1997
Vol. 2320 Pg. 699 D.R.
(2,698 Acres)

Frame/ Brck Bldg
25,650 Sq.Ft.

S&B Interests LLC
10 January 2025
Vol 5709 Pz. 497 P.R.

27 APR 2017
HLEBOS P. B7D DR.

TP & L Flow Experiment
Vol. 742 Pg. 482 D.R.

10F. 100 foot Right of Way Deed to the State of Texas, Vol.331 Pg. 498 O.R., affects this tract as shown.

10F. Right of Way Deed to the State of Texas, Vol. 432 Pg. 128 D.R. Does not affect this tract.

100. Texas Power & Light Company, ROW Easement, Vol.742 Pg. 482 D.R.
Affects this tract as shown.

All that certain tract or parcel of land situated in the W. F. Patterson Survey, Abstract Number 969, and in the John Hendrix Survey, Abstract Number 503, County of Grayson, State of Texas, said tract being all of a tract as described in Deed to Huvy, Furniture Company INC. filed 31 January 1997, and Recorded in Volume 2320 Page 699 of said Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the southeast corner of the tract being described for a found Pipe, said pipe being the southeast corner of said Haverly tract, and being the northeast corner of a tract as described in deed to Robert J. Tate, filed 27 April 2017, and Recorded in Volume 598X Page 879 of said Deed Records, said pipe also being on the west Right of Way line of Texoma Parkway;

Thence: North 89 degrees 17 minutes 00 seconds West, and passing a found ½ inch Steel Rebar being the northwest corner of said Tate tract, and the northeast corner of a tract as described in deed to S & M Interests I.L.C., filed 19 January 2005, and Recorded in Volume 3796 Page 897 of said Deed Records and continuing on said course for a distance of 479.81 to a set ½ inch Steel Square Tubing for the southwest corner of said Haverly tract;

Thence: North 02 degrees 24 minutes 00 seconds East, with the west line of said Haverly tract, a distance of 218.93 feet to a set 1½ inch Steel Square Tubing for the northwest corner of said Haverly tract;

Thence: South 89 degrees 16 minutes 58 seconds East, with the north line of said Haverly tract, a distance of 594.26 feet to a set ½ inch Steel Square Tubing for the northeast corner of said Haverly tract, and being on the west ROW line of said Texoma Parkway;

Title: South 29 degrees 38 minutes 00 seconds West, with the east line of said Haverly tract, and the west ROW line of said Texoma Parkway, a distance of 250.00 feet to the POINT OF BEGINNING and containing 2.698 acres of land.

The undersigned does hereby State to M.I. Real Estate, L.P. that a survey was made on the ground, dated 11 April 2018, on the property legally described hereon or in attached field notes and is correct; except as shown on the plat herein, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, easements or right-of-ways, or of which I have been informed; that the quantity of land therein has been accurately calculated; that said property has access to and from a public roadway; and, that the plat herein is a true, correct and accurate representation of the property described hereinabove.

This Plat and Description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, this Plat or Map is the Property of Cox Land Surveying Corp., and IS NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED.

20 April 2018



Don K. Cox, Texas Registered
Professional Land Surveyor
Number 4577

FLOOD STATEMENT:

I have examined the Department of Housing and Urban Development, Federal Flood Hazard Boundary Map for the County of Grayson, State of Texas, community Panel Number 48181C effective date of 29 September 2010, and that map indicates that this property is Not within Zone "A" (special flood hazard area) as shown on Panel Number 0290J of said map.

This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage on rare occasions. Greater floods can and will occur and flood heights may be increased by man made or natural causes. This flood statement shall not create liability on the part of the surveyor.

1. What day is day 20? Is this date on this calendar?
2. Which day is "day 1" for the school, and how many days before the start of the school year is this date?
3. What day is day 20? Is this date on this calendar? What is the date of the school year?
4. What day is day 20? Is this date on this calendar? What is the date of the school year?

• • *Beats of Beating* • •
Course along the south line
Heavy Paraffin Company Dec.
Vol. 2120 Pg. 600 D.R.

SSR = Sat 3/4" Rod
 RIP = Reinforced Rebar
 SIP = Set 1/2" Sq Tubing
 FST = Fd 1/2" Sq Tubing
 FSD = Fd Sq. Rod
 ROW = Right-of-Way
 -X- = Fence Line
 (-) = Dead Calls
 -E- = Electric Line
 -T- = Telephone Line
 -C- = TV Cable
 G = Gas Meter
 PP = Power Pole
 WM = Water Meter
 AC = Air Cond.
 BL = Building Line
 UGT = Underground phone
 FCP = Fence Corner Post
 UE = Utility Equipment
 BC = Back of Curb



SCALE: 1"=40'



COX LAND SURVEYING CO.

P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-6125 FAX 903-429-6971 E-mail: CLC108@aol.com
Guleneville 940-812-LAND Denton 940-381-5070 McKinney 469-952-5070

4612 Texoma Parkway
2.698 Acres in the
W.F. Patterson Survey Abat.No.969
John Hendrix Survey Abat.No.503

City of Sherman
County of Grayson
State of Texas

Drawn by: DKC
Check by: DKC

Job No.
18-12147
Form 4 100055

Date: 23 April 2018



STAFF REVIEW LETTER

August 10, 2018

Matthew Johnson
1009 Hwy. 82 W
Whitesboro, TX 76273

Alvin Childress
816 Walden Rd.
Collinsville, TX 76233

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow new and pre-owned motorcycle/ATV/UTV sales, parts and accessories sales, service and repairs in a C-2 (General Commercial) District for the property located at 4612 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 21, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. All aspects of the C-2 (General Commercial) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
3. Parking of vehicles or signage is not allowed in the right-of-way.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. All parking shall be on private property and shall not encroach into Texoma Parkway or Frisco Road right-of-way.
6. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
7. A parking space is considered to be 9'x20'.
8. Shall comply with all EPA, City, Federal and State regulations for this use.
9. Violations of the conditions of the SUP will terminate the Specific Use Permit.
10. Review the zoning and development ordinance for additional requirements.
11. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

12. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

7.

Meeting Date: 08/21/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

600 E LAMBERTH ROAD, (REQUEST TO TABLE PER BRETT EDMONSON 8/9/2018 10:20 A.M.)

The request of Remington Sherman Automotive LLC (Owners), Brett Edmonson, The Ratliff Group, LLC (Representative) and NCA Partners (Architect) concerning the property at 600 East Lamberth Road, being Lots 4-7 and part of 8, Block 4, Dr. JH Carraway's Subdivision, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a two-sided digital billboard in a C-2 (General Commercial) District/Overlay District.

Board of Adjustments

- Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (14)(m)(3) to allow a 672 square foot billboard in lieu of the permitted 300 square foot in a C-2 (General Commercial) District/Overlay District.
- Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (14)(m)(5) to allow a 1,667 foot radial separation in lieu of the permitted 2,000 foot in a C-2 (General Commercial) District/Overlay District.

Background:

The property is located at 600 East Lamberth Road, the southeast corner of Lamberth Road and U.S. Highway 75; Sherman Chevrolet is the tenant. The following items have been approved for the property:

- Exception to allow more than one sign per development lot - May 9, 1989.
- Variance to allow shade structures with a 6.3 foot setback along Hwy. 75 N., a 1.8 foot front yard setback along Lamberth Road and a 3.3 foot side yard setback in lieu of the 5 foot required - March 8, 2005
- Exception to allow an Aluminum Composite Material (ACM) exterior facade in lieu of the required masonry for an entry element addition and fascia remodel to Ramey Chevrolet in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District - December 18, 2012.
- Site plan approval for Sherman Chevrolet Showroom and Service Building Remodel - May 22, 2018.

The owners would like to erect a new electronic billboard at this location. The existing billboard is owned by a separate outdoor advertising agency, which will be removed if the new billboard is approved. They are also requesting variances to allow the billboard to be 672 square foot and the radial separation to be 1,667 feet between the two billboards (the nearest billboard is located at Peyton Street and Loy Lake Road).

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Remington Sherman Automotive LLC (Owners)

Brett Edmonson, The Ratliff Group, LLC (Representative)

NCA Partners (Architect)

Master Plan Designation:

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

5

Objections Received:

0

Attachments

Location Map

Zoning Map

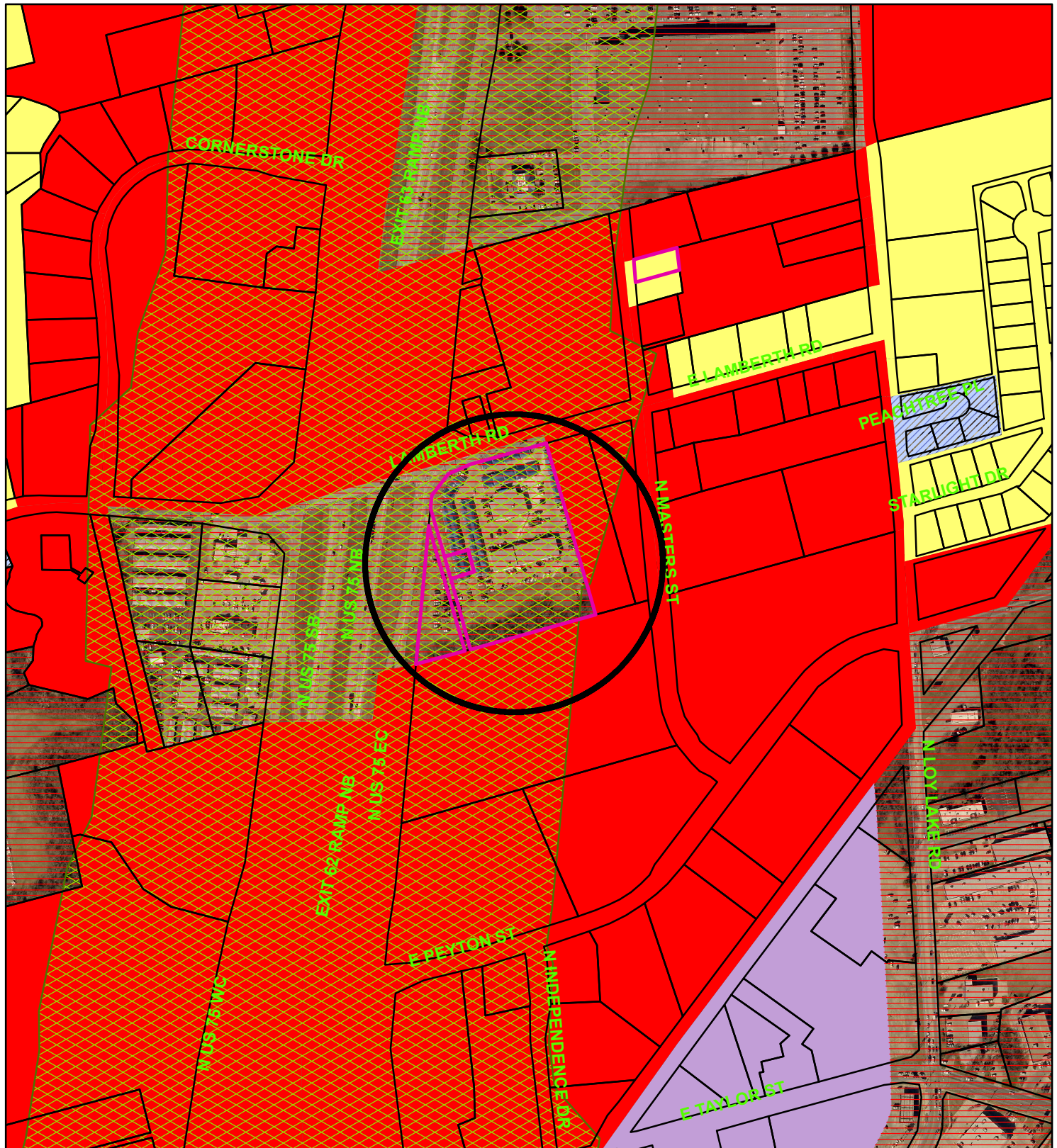
Zoning Sign Photo

Narrative

Site Plan/Elevations

Billboard Separation Map

Letter from William & Maindy Brandt Trust



Zoning - 600 E. Lamberth

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP - Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



600 E. Lamberth



City of Sherman
220 W. Mulberry St.
Sherman, TX 75091

RE: Sherman Chevrolet Electronic Billboard, 600 E. Lamberth Rd.

The proposed billboard summary:

1. Remington Sherman Automotive LLC is requesting a Special Use Permit to erect a new electronic billboard on their property located at 600 E. Lamberth Rd. The property has an existing billboard, owned by a separate outdoor advertising agency; this billboard will be removed and only the new electronic billboard is being proposed.
2. Remington Sherman Automotive LLC is also requesting two variances related to the new electronic billboard: size and spacing:
 - a. Size: The face of the current billboard on the property is 14'H x 48'L. We request that a variance be allowed for the new electronic billboard to maintain this same size due to the sign being located along the Highway 75 corridor. The current TxDOT code for a commercial sign face along a highway corridor allows for each face to be up to 672 sq. ft. The overall height of the billboard will comply with current city ordinances.
 - b. Spacing: Within the 2,000 ft. radial measurement from the existing billboard, there are two other billboards located on the SW corner of E. Payton St. and N. Loy Lake Rd. These are just inside of 1,700 ft. from the billboard located at 600 E. Lamberth Rd. We request a variance be allowed on the spacing requirement due to the billboard being located along the Highway 75 corridor. The spacing of the existing billboard when measured linearly along Highway 75 is in compliance with the current TxDOT code of 1,500 ft.

In short, we request that the new electronic billboard be allowed to conform to the current TxDOT codes for face sizing and spacing due to the billboard being along the Highway 75 corridor.



Google Earth

feet 2000
meters 600



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone: (903) 892-7229

FAX: (903) 892-7274

August 3, 2018

William & Mindy Brandt Trust
2408 E. Solano Dr.
Phoenix, AZ 85016

AUG 13 2018

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, August 21, 2018 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Remington Sherman Automotive LLC (Owners), Brett Edmonson, The Ratliff Group, LLC (Representative) and NCA Partners (Architect) concerning the property at 600 East Lamberth Road, being part of Lots 6-8 and all of Lots 4 and 5, Block 4, Dr. J.H. Carraway's Subdivision and a .75 acre tract in the J. B. McAnair Survey, Abstract No. 763, containing 5.855 acres

The request is as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a two-sided digital billboard in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District.

Board of Adjustments

- Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (14)(m)(3) to allow a 672 square foot billboard in lieu of the permitted 300 square foot in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District.
- Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (14)(m)(5) to allow a 1,667 radial separation between billboards in lieu of the permitted 2,000 foot in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District.

2.24

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you can not attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

* NO VOTE!

The proposed exception is MORE THAN 2 TIMES
THE APPROVED SIZE.

WE ARE NOT IN FAVOR OF APPROVING THE
REQUEST BY REMINGTON SHERMAN AUTOMOTIVE LLC

- * THE OVERLAY DISTRICT IS THERE FOR A REASON.
- * PLEASE DENY THE REQUEST AND MAINTAIN THE
EXISTING 300 FOOT BILLBOARD ORDINANCE.

Respectfully BILL & MUDY BRANDT
602-290-4458

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.



Planning & Zoning Commission and Board of Adjustments

8.

Meeting Date: 08/21/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

529 S. MONTGOMERY STREET

The request of Young Enterprises LP (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 529 South Montgomery Street, being 0.1728 acres in the Samuel Blagg Survey, Abstract No. 56, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 22' 8" front setback for a single family dwelling in lieu of the required 25' in an R-2 (Multi-family Residential) District.

Background:

The property is located at 529 South Montgomery Street, the northeast corner of Montgomery and King Streets. The owner would like to construct a residential dwelling on the lot 22' 8" from the front property line to locate the building out of the floodplain in the rear of the property.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Young Enterprises LP (Owner)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

17

Objections Received:

0

Attachments

Location Map

Zoning Map

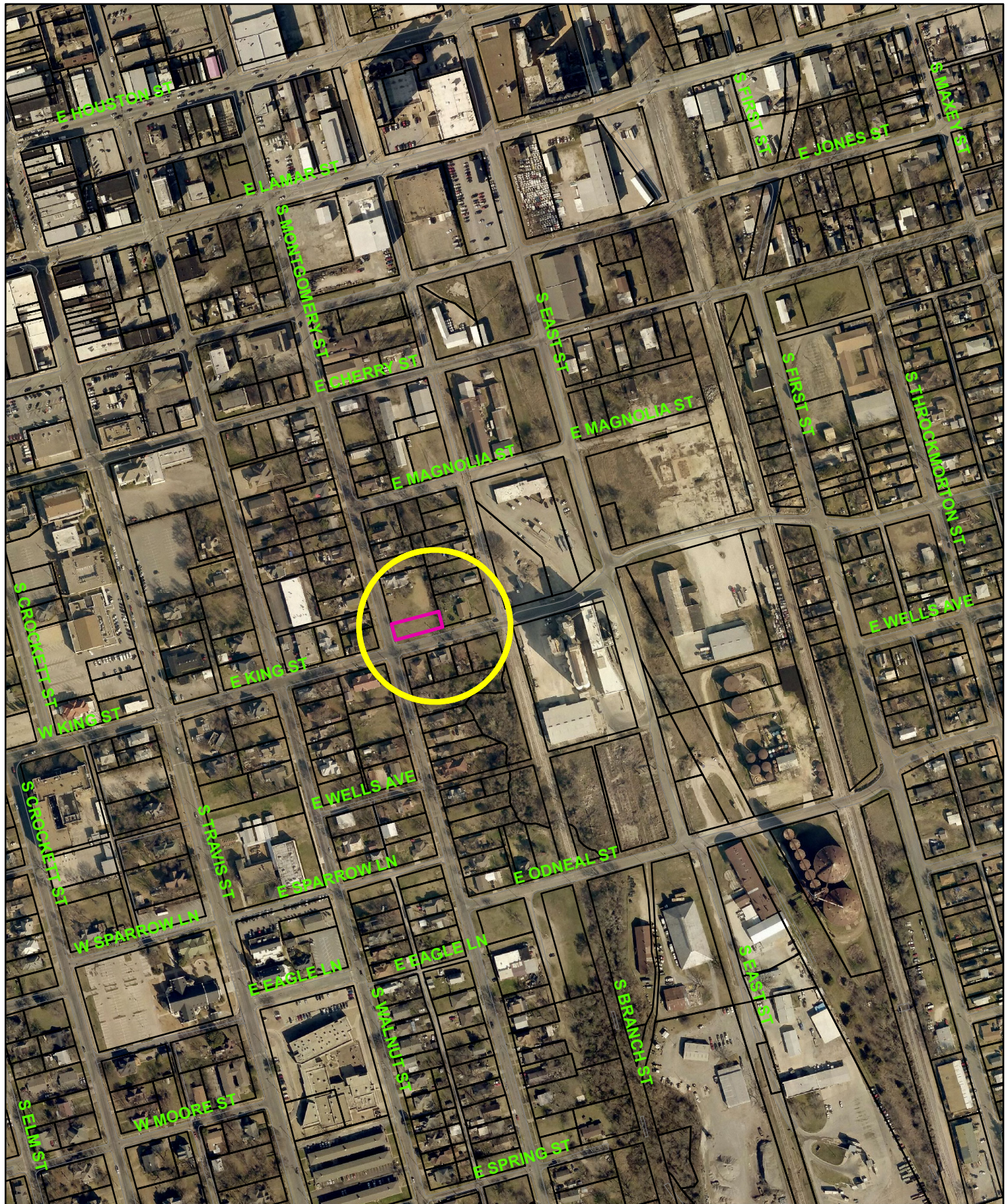
Zoning Sign Photo

Site Plan with Variance

Site Plan with Floodplain

Building Elevations

Staff Review Letter



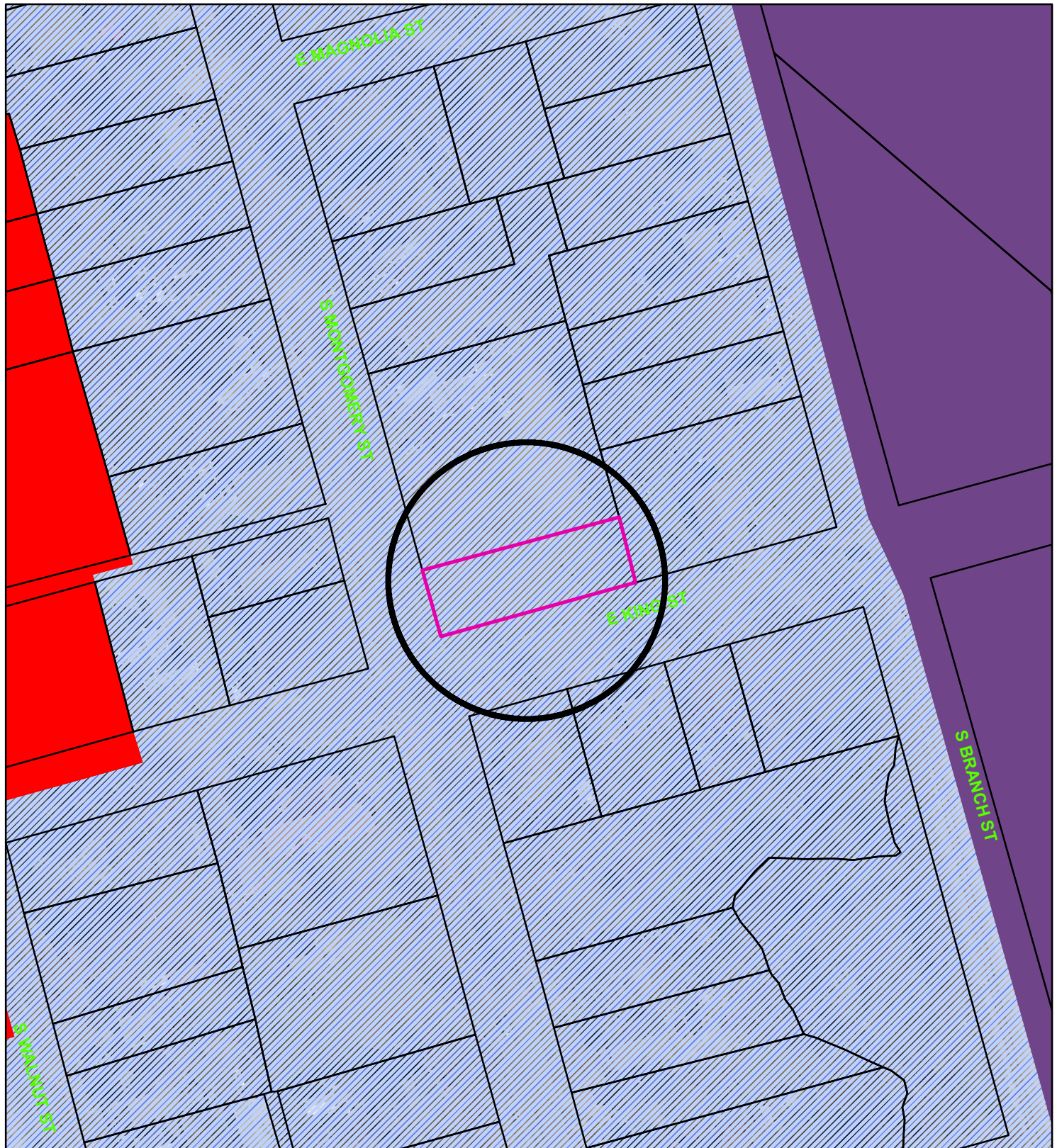
529 S. Montgomery Street



NOT TO SCALE

1 in = 400 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 529 S. Montgomery

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP - Blalock Industrial Park
- C-1 - Retail Business District

- C-2 - General Commercial District
- CO Office District
- Lakes
- M-1 - Light Manufacturing District
- M-1.5 - Medium Manufacturing District
- M-2 - Heavy Manufacturing District
- MH - Manufacturing Housing District
- R-1 - One Family Residential District
- R-2 - Multi-Family Residential District
- R-A - Single Family Agricultural District
- SF-1 - Single Family Residential District



NOT TO SCALE

1 in = 100 ft

529 S. Montgomery



GENERAL NOTES

DESIGN NOTES

1. Floor: 40 lbs. Live load, 15 lbs. Dead load
2. Roof: 30 lbs. Live load, 20 lbs. Dead load
3. Soil bearing capacity: 2000 PSF
4. Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

CONCRETE AND FOUNDATIONS

1. All slabs on grade shall be 4 inch 3000 PSI (28-day compressive strength concrete), unless noted otherwise.
2. All slabs on grade shall bear on four inch compacted granular fill with 6 by 6 10-10 welded wire mesh.
3. Interior slabs shall have 6 mil, polyethylene vapor barrier underneath.
4. Provide proper expansion joints and control joints as per local requirements.
5. Provide additional bearing points as required by floor "I" joist manufacturer, and loading transfers.
6. Foundation details may vary with local codes and conditions, verify with contractor or engineer.
7. Provide foundation access and vents as required by local codes and conditions.
8. Foundation wall and footing sizes reinforcing must conform with your local building requirements.
9. Foundation walls are not to be backfilled until house is completely framed and roof is in place.
10. Verify depth of footings with your local codes.
11. Provide termite protection as required by HUD minimum property standards.

BASEMENT

1. Basement stairs are calculated as 10 inch treads with 1 inch nosing (11 inch total) and 7.75 inch risers.
2. Water heater and air conditioner may be located in basement when using basement option.
3. Provide sump pumps as required.
4. Some soil conditions may require a 12 inch concrete retaining wall, verify with contractor or engineer.
5. Provide exterior windows and door as grade allows.
6. Provide venting as local codes and conditions dictate.

FRAMING

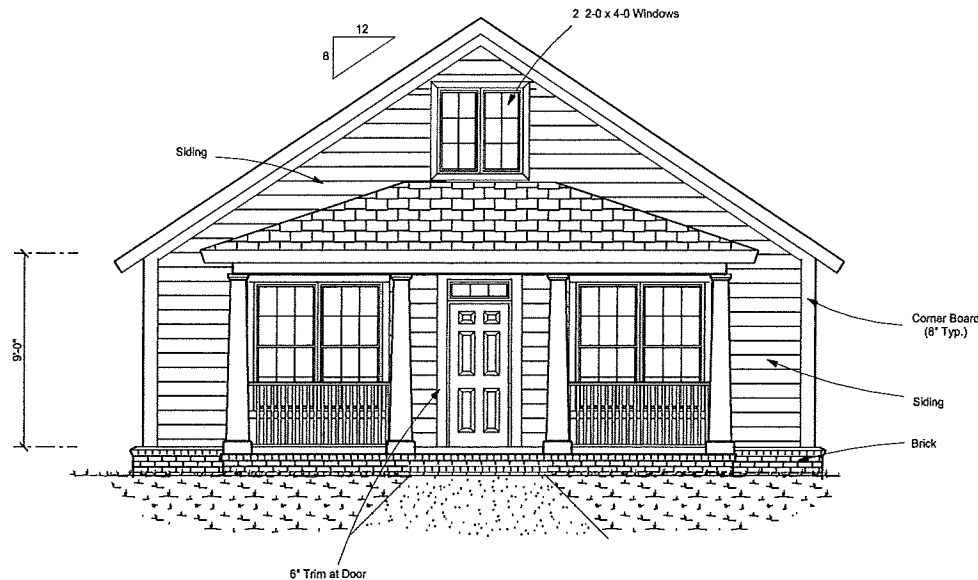
1. Contractor to confirm the size, spacing and species of all framing and structural members to meet your local code requirements.
2. Any structural or framing members not indicated on the plan are to be sized by the contractor.
3. Double floor joists under all partition walls, unless otherwise noted.
4. All angled walls are 45 degree angles unless noted otherwise.
5. Provide collar ties, cross-bridging and bracing as required.
6. Provide additional bearing points as required by loading transfers.
7. Framing lay-out and size may vary with local codes and conditions.
8. Roof framing plan is for general layout only, do no use for rafter count.

MISC. NOTES

1. Prefabricated fireplaces and flues are to be U.L. approved and installed per manu. specifications.
2. All materials, supplies and equipment to be installed per manu. specifications and local codes.
3. Provide type "x" firecode sheetrock on garage walls and ceilings.
4. Confirm window openings for your local egress requirements and minimum light and venting.
5. The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.
6. Minor alterations to this plan can be made by the builder. Please contact our drafting department for information price quotes if major changes are required.

This plan was designed and drafted by W.L. Martin Home Designs to meet average conditions and codes in the state of Oklahoma at the time it was designed. Because codes and regulations can change and may vary from jurisdiction to jurisdiction, W.L. Martin Home Designs cannot warrant compliance with any special code or regulation. Consult your local building official to determine the suitability of these plans for your specific site and application.

This plan can be adapted to your local building codes and requirements, but also, it is the responsibility of the purchaser and/or builder of this plan to see that the structure is built in strict compliance with all governing municipal codes [city, county, state, and federal]. The purchaser and/or builder of this plan releases W.L. Martin Home Designs, its owner and employees from any claims or lawsuits that may arise during the construction of this structure or any time thereafter.



FRONT ELEVATION

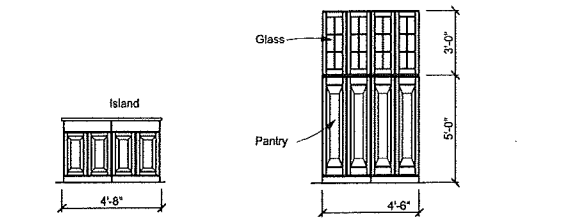
REVISIONS	BY

529 S MONTGOMERY
SHERMAN, TX 75060

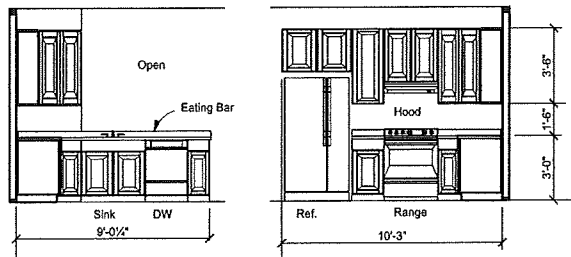
#24345
Dogwood Cottage

W.L. Martin Home Designs
for Contact Information
www.wlmarthomes.com

Date
Scale 1/4" = 1'-0"
Drawn
Job
Sheet 1
Of 7 Sheets

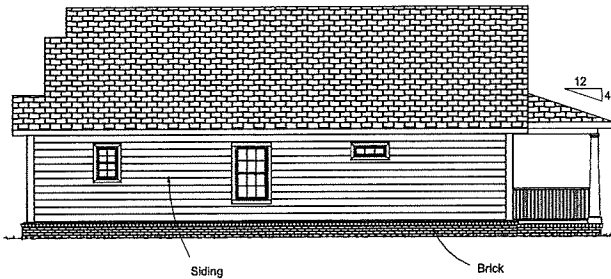


ELEVATION C 1/4" = 1'-0" **ELEVATION D** 1/4" = 1'-0"

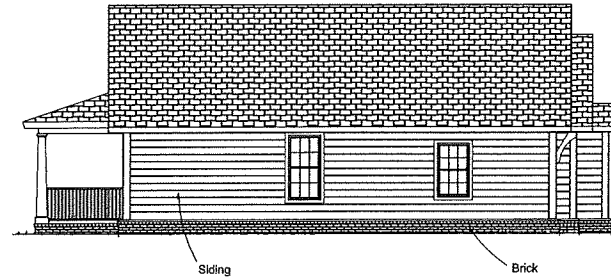


ELEVATION A 1/4" = 1'-0" **ELEVATION B** 1/4" = 1'-0"

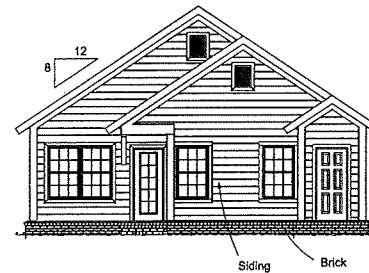
Selections to be made for Cabinet Style, Color, and Hardware



LEFT SIDE ELEVATION 1/8" = 1'-0"



RIGHT SIDE ELEVATION 1/8" = 1'-0"



REAR ELEVATION 1/8" = 1'-0"

REVISIONS	BY
529 S MONTGOMERY SHERMAN, TX 75090	
#24345 Dogwood Cottage	
W.L. Martin Home Designs for Contact Information www.wlmartinhomes.com	
Date	
Scale	Noted
Drawn	
Job	
Sheet	2
or	7 Sheets

STAFF REVIEW LETTER

August 10, 2018

Young Enterprises
Todd Young
5414 N FM 1417 (Heritage Parkway)
Sherman, TX 75092

Helvey-Wagner Surveying, Inc
222 W. Main
Denison, TX 75020

Dear Applicants,

The request for a variance to allow a 22' 8" front setback for a single family dwelling in lieu of the required 25' in an R-2 (Multi-family Residential) District for the property located at 529 South Montgomery Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 21, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. All aspects of the R-2 (Multi-family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom; a parking space is considered to be 9'x20.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

7. All requirements of the Floodplain Ordinance should be followed.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of
Adjustments**

9.

Meeting Date: 08/21/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 2900 BLOCK W. O. B. GRONER ROAD**

The request of Sherman ISD (Owners) Teague, Nall & Perkins (Civil Engineer/Surveyor) Mike Wilson (Representative) and VLK Architects (Architect) concerning the property located in the 2900 Block of West O. B. Groner Road, being 94.76 acres in the Elizabeth Jones Survey, Abstract No. 625 as follows:

Planning and Zoning Commission

Preliminary Plat approval of Sherman High School.

Background:

The property is located in the 2900 Block of West O.B. Groner Road (proposed future West Travis Extension); the northwest corner of O.B. Groner Road and West Moore Street. The Sherman Independent School District would like to plat the property into two lots to relocate Sherman High School (grades 9-12) from the current campus at 2201 East Lamar Street to this location in southwest Sherman.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

M-1 (Light Manufacturing) District

Origination:

Sherman ISD (Owners)

Teague, Nall & Perkins (Civil Engineer/Surveyor)

Mike Wilson (Representative)

VLK Architects (Architect)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

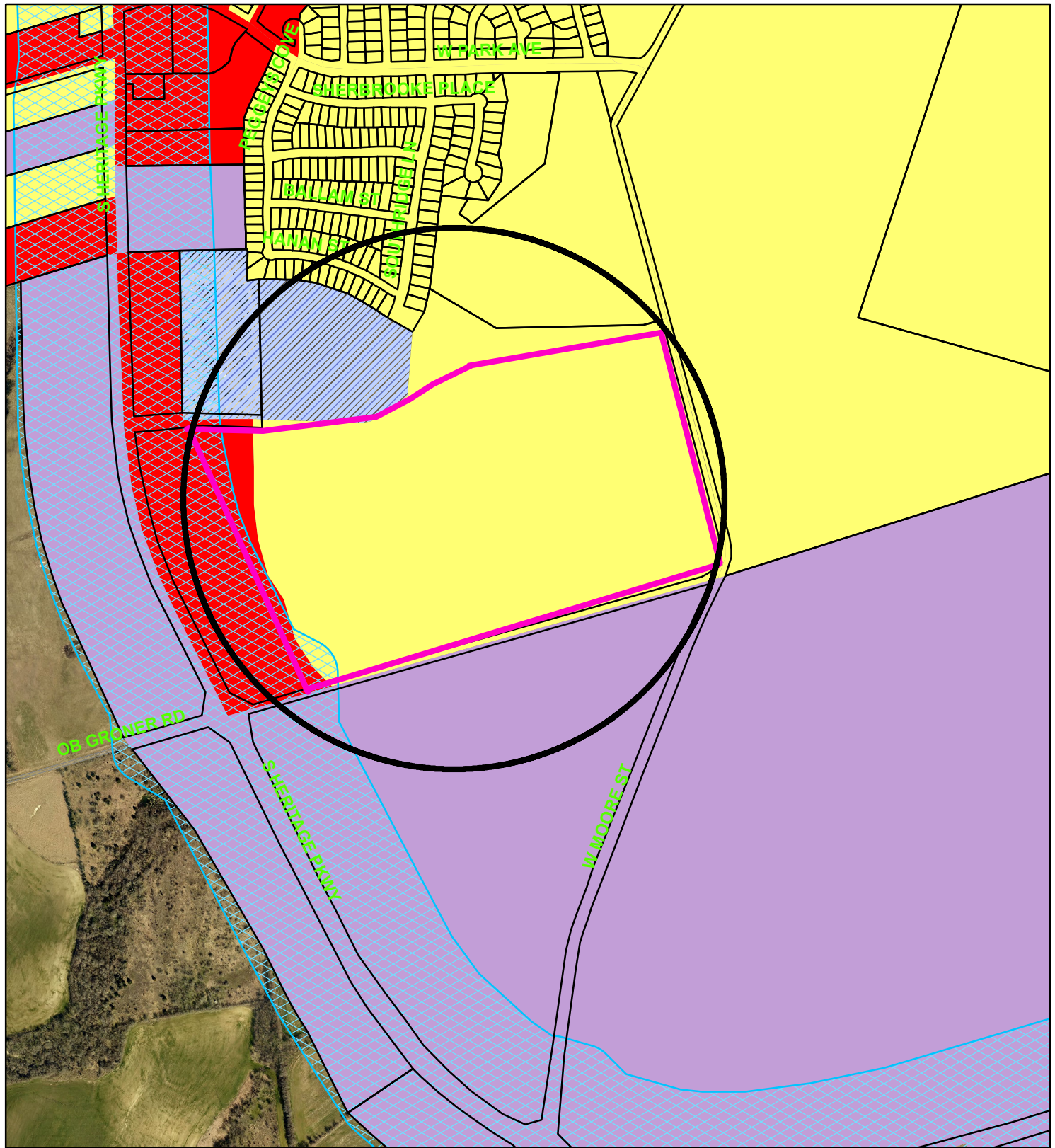
Location Map

Zoning Map

Preliminary Plat with Contours

Preliminary Plat without Contours

Staff Review Letter



Zoning - 2900 Blk. West O.B. Groner Road

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District
- Transportation Corridor

Representation: SpermGIS.DBO.TransportationCorridor_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

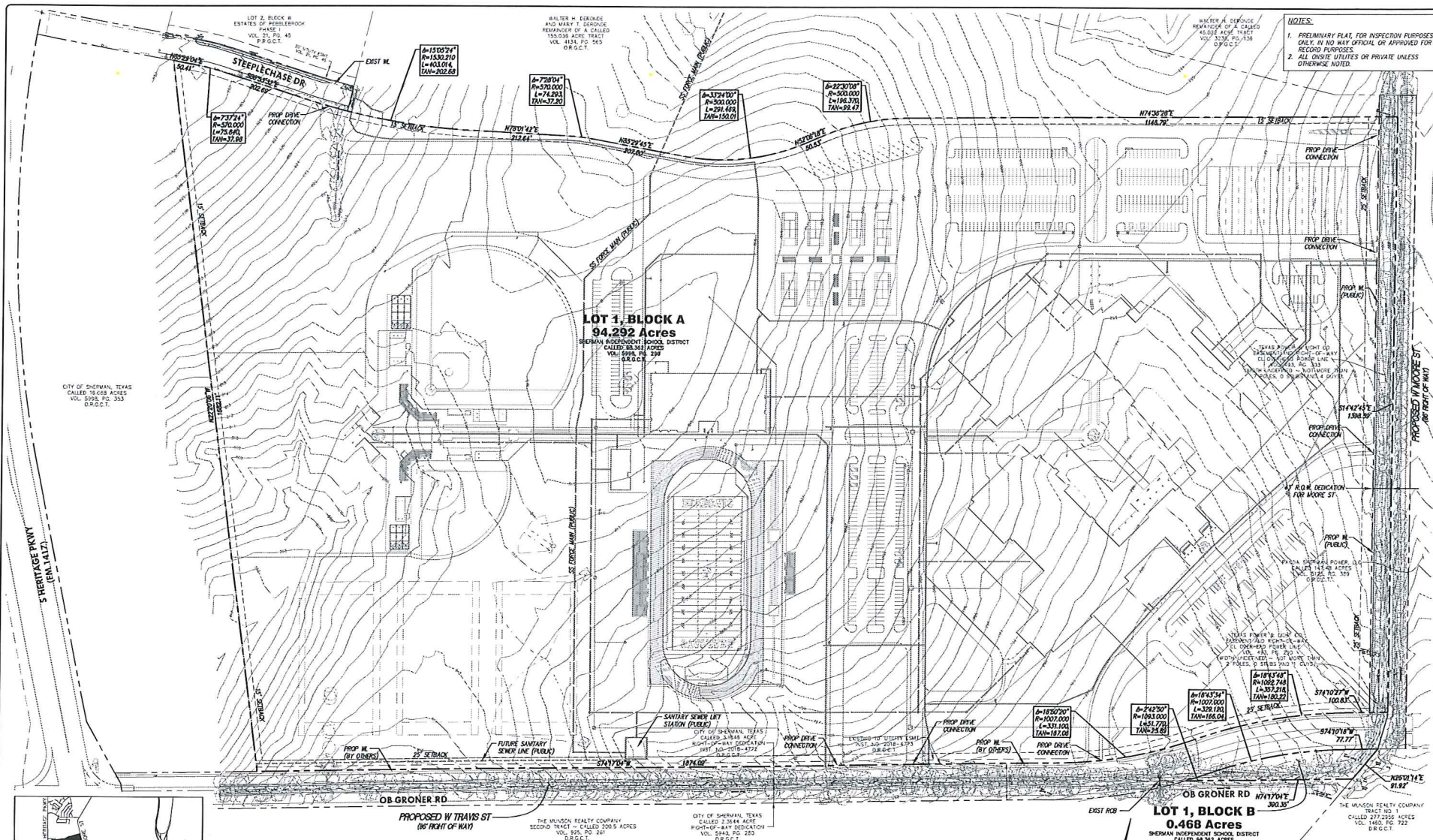


NOT TO SCALE

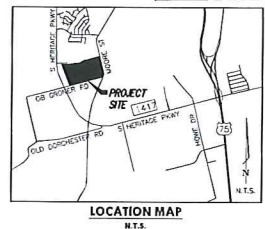
1 in = 800 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOTES:
 1. PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY. IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.
 2. ALL ON-SITE UTILITIES OR PRIVATE UNLESS OTHERWISE NOTED.



Chairman, City of Sherman Planning and Zoning Commission

Date



teague nall & perkins
 5237 N. Riverside Drive, Suite 100
 Fort Worth, Texas 76137
 817.336.5773 ph 817.336.2813 fx
 TBPE Registration No. F-230
 www.tnpinc.com

OWNER:

SHERMAN L.S.D.
 CONTACT: TISHA BENNETT
 817.336.4415 PH 817.336.4418 FX
 2701 LOP LAKE ROAD
 SHERMAN, TEXAS 76200

ARCHITECT:

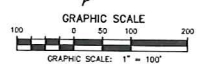
VIA ARCHITECTS, INC.
 CONTACT: CLAYTON SCHWAB
 817.336.1500 PH 214.785.2865 FX
 2821 WEST 7th STREET, SUITE 300
 FORT WORTH, TEXAS 76107

ENGINEER:

TEAGUE NALL & PERKINS
 CONTACT: MICHAEL S. WILSON, P.E.
 817.336.5773 PH 817.336.2813 FX
 5237 N. RIVERSIDE DRIVE, SUITE 100
 FORT WORTH, TEXAS 76137

SURVEYOR:

TEAGUE NALL & PERKINS
 CONTACT: WARREN KING R.P.L.S.
 817.336.4477 PH 817.336.4478 FX
 1517 CENTRE PLACE DRIVE, SUITE 300
 DENTON, TEXAS 76205



**PRELIMINARY PLAT
 SHERMAN HIGH SCHOOL**
 LOT 1, BLOCK A & LOT 1, BLOCK B
 SITUATED IN THE ELIZABETH JONES SURVEY,
 ABSTRACT NO. 625
 CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
 JULY 2018



STAFF REVIEW LETTER

August 9, 2018

Sherman I.S.D.
Attn: Tyson Bennett
2701 Loy Lake Rd.
Sherman, TX 75090

Teague Nall & Perkins
Attn: Marvin King
1517 Center Place Dr., Suite 320
Denton, TX 76205

Dear Applicants,

The request for approval of the Preliminary Plat of Sherman High School has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 21, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. Development Agreement required for Public Infrastructures.
5. Final site plans, utility, drainage, and grading plan shall be provided and approved by the City Engineering Department.
6. Metes and bounds description must match drawing.
7. The width of the right-of-way and pavement for streets shall be shown on the plat.
8. Remove building setback lines from plat.
9. Water and sewer Pro-Rata will be due at the time of development.
10. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
11. Dedicate a minimum of 10' utility easement along north, east, and west sides of property.
12. Require a 20' utility easement over all proposed public utilities.
13. Privately owned and maintained detention in accordance with City criteria is required.
14. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,



Clint A. Philpott, P.E.,
Director of Engineering

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Steve Ayers, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

10.

Meeting Date: 08/21/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

2900 BLOCK W. O. B. GRONER ROAD

The request of Sherman ISD (Owners) Teague, Nall & Perkins (Civil Engineer/Surveyor) Mike Wilson (Representative) and VLK Architects (Architect) concerning the property located in the 2900 Block of West O. B. Groner Road, being 94.76 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Board of Adjustments

- Exception under Ordinance No. 2280, Section 6.2, Subsection (5) to allow a three-story (3), 75' tall high school in lieu of the 35 foot, two-story (2) permitted in an R-1 (One Family Residential) District.
- Exception under Ordinance No. 2280, Section 6.2, Subsection (5) to allow stadium lighting to be 90' tall in lieu of the 35 foot, two-story(2) permitted in an R-1 (One Family Residential) District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a high school (grades 9-12) in an R-1 (One Family Residential) District/C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.

Background:

The property is located in the 2900 Block of West O.B. Groner Road (proposed future West Travis Street Extension); the northwest corner of O.B. Groner Road and West Moore Street. The Sherman Independent School District would like to relocate Sherman High School (grades 9-12) from the current campus at 2201 East Lamar Street to this location in southwest Sherman. The main building will be approximately 425,000 square foot, a separate fieldhouse and indoor practice facility, comprising 85,000 square foot, separate concession/restroom buildings for the Junior Varsity Football/Soccer field, and baseball/softball fields. In addition to these athletic fields, there will be three practice fields and a four court competition tennis complex. The Junior Varsity Football field will seat 1,000 spectators.

The main building consists of classrooms, fine arts and athletic spaces, career and technology spaces, cafeteria and an 825 seat auditorium, all arranged around a central outdoor courtyard area. The classroom portion of the main building will be three stories, while the balance of the main building is one or two stories in height.

The exterior will be brick veneer and glass with areas of architectural metal panels and translucent wall panels. The architectural metal panels will cover approximately 25% of the solid exterior wall surfaces on the main building and approximately 30% of the solid wall surfaces on the fieldhouse/indoor practice building.

Adjacent Zoning:

R-1 (One Family Residential) District
R-2 (Multi-Family Residential) District
C-1 (Retail Business) District
M-1 (Light Manufacturing) District

Origination:

Sherman ISD (Owners)
Teague, Nall & Perkins (Civil Engineer/Surveyor)
Mike Wilson (Representative)
VLK Architects (Architect)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

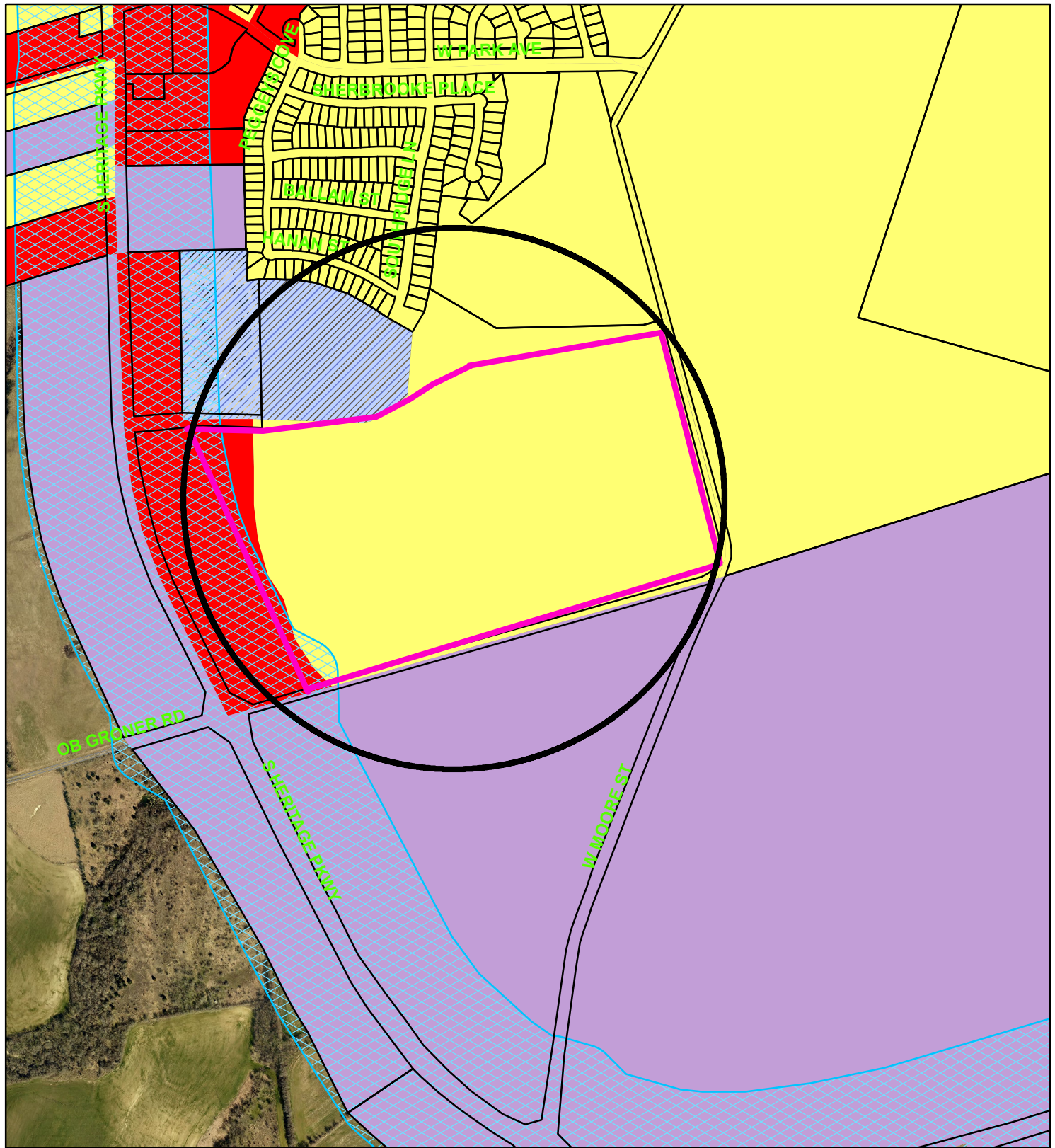
10

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Site Plan
Building Elevations
Staff Review Letter



Zoning - 2900 Blk. West O.B. Groner Road

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District
- Transportation Corridor

Representation: SpermGIS.DBO.TransportationCorridor_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

1 in = 800 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2900 Block W. O.B. Groner Road



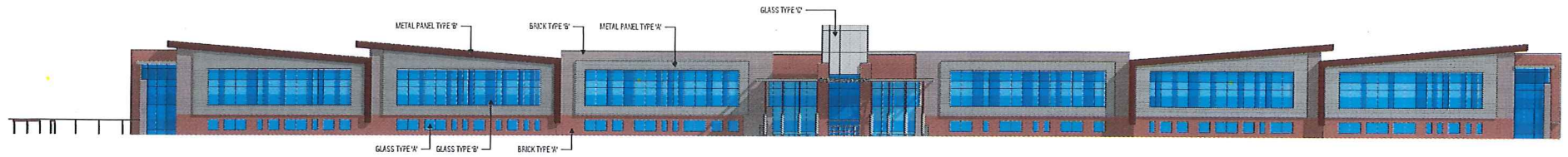
Design Narrative – New Sherman High School

The project is the new Sherman High School, which will relocate the existing high school from the current campus to this new location at the intersection of the new West Travis Street extension and West Moore Street in southwest Sherman. The school will house grades 9-12.

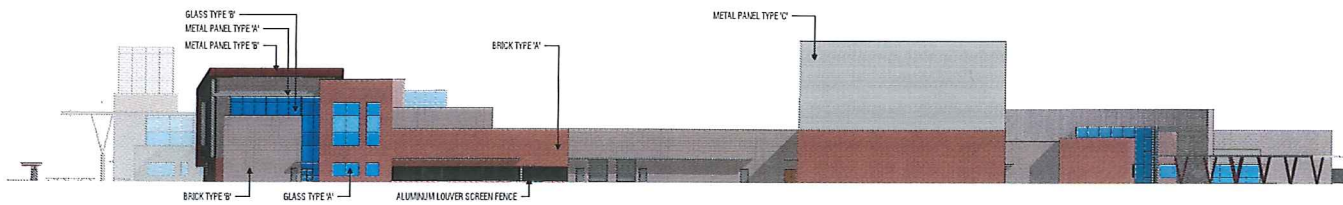
The project consists of a Main Building of approximately 425, 000 sf, a separate Fieldhouse and Indoor Practice facility comprising 85,000 sf, and separate Concession/Restroom buildings for the JV Football/Soccer field, and the Baseball/Softball fields. In addition to these athletics fields, there are 3 practice fields and a 4 court competition tennis complex. The JV Football field will have grandstands for 1,000 spectators.

The Main Building consists of Classrooms, Fine Arts and Athletics spaces, Career and Technology spaces, Cafeteria and an 825 seat Auditorium, all arranged around a central outdoor courtyard area. The Classroom portion of the Main Building will be 3 stories, while the balance of the Main Building is one or two stories in height.

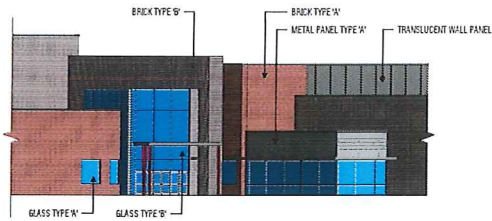
Primary materials on the exterior will be brick veneer and glass, with areas of architectural metal panels and translucent wall panels. The Architectural metal panels will cover approximately 25% of the solid exterior wall surfaces on the Main Building, and approximately 30% of the solid wall surfaces on the Fieldhouse/Indoor Practice Building.



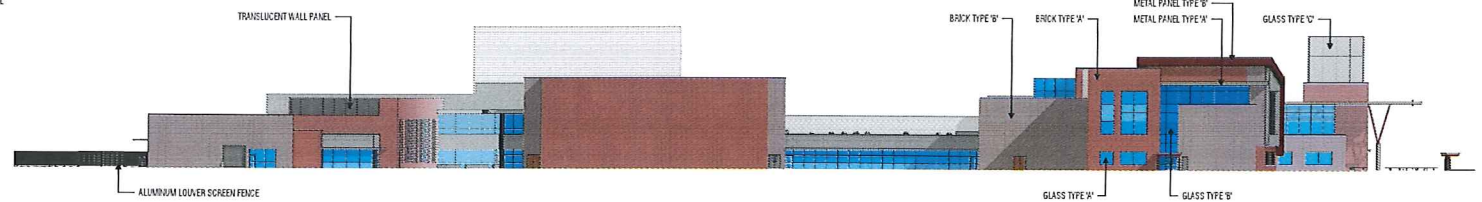
① SOUTHEAST ELEVATION
SCALE: 1" = 30'-0"



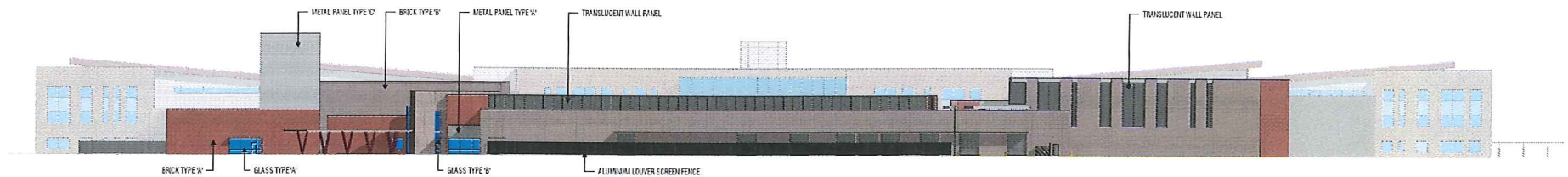
② NORTHEAST ELEVATION
SCALE: 1" = 30'-0"



③ STUDENT ENTRY
SCALE: 1/16" = 1'-0"



④ SOUTHWEST ELEVATION
SCALE: 1" = 30'-0"



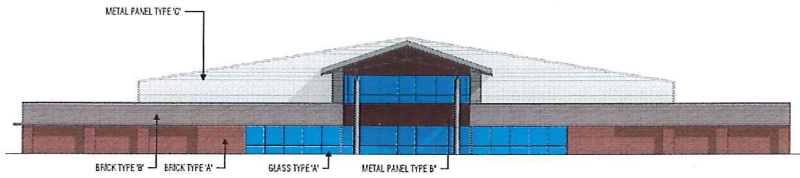
⑤ NORTHWEST ELEVATION
SCALE: 1" = 30'-0"



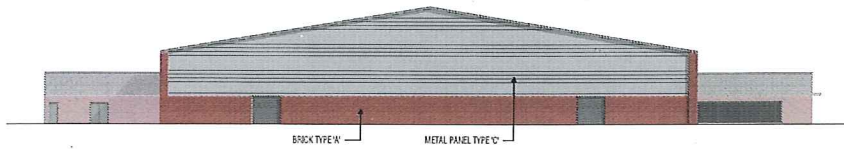
New Sherman High School

SHERMAN ISD
ISSUED: JULY 26, 2018





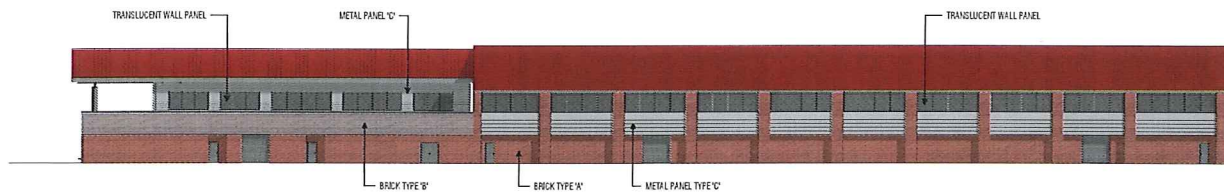
① SOUTH ELEVATION
SCALE: 1" = 20'-0"



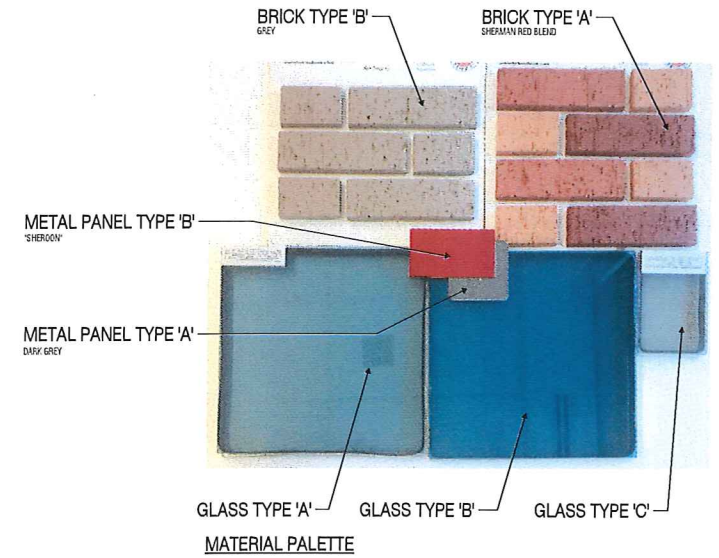
② NORTH ELEVATION
SCALE: 1" = 20'-0"



③ WEST ELEVATION
SCALE: 1" = 20'-0"



④ EAST ELEVATION
SCALE: 1" = 20'-0"



New Sherman High School

SHERMAN ISD
ISSUED: JULY 26, 2018



STAFF REVIEW LETTER

August 10, 2018

Sherman ISD
Tyson Bennett
2701 Loy Lake Rd.
Sherman, TX 75090

VLK Architects
2821 W. 7th St. #300
Ft. Worth, TX 76107

TNP
Mike Wilson
5237 N. Riverside Dr.
Ft. Worth, TX 76137

Dear Applicants,

The request for a Specific Use Permit to allow a high school (grades 9-12) in an R-1 (One Family Residential) District/C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District for the property located in the 2900 Block of West O.B. Groner Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 21, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into O.B. Groner Road, Moore Street or FM 1417 (Heritage Parkway) right-of-way.
4. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20.
5. The trash dumpster will need to be located inside the main building area.
6. Screening shall be provided abutting any residentially zoned property.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
10. The location of trash receptors must be approved by the Public Works Department.
11. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
12. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.

13. Internal water and sewer lines will be privately owned and maintained.
14. Development Agreement required for Public Infrastructures.
15. Verify fire lanes with Fire Marshall.
16. Verify parking space requirements with Building & Zoning Department. Typical parking space size is 9'x20.'
17. Water and sewer Pro-Rata will be due at the time of development.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager Mark Gibson, Director of Utilities Clint Philpott, P.E., Director of Engineering Amber Doan, Engineering Coordinator	Danny Fuller, Fire Marshal Brandon Shelby, City Attorney Steve Ayers, Asst. City Manager
---	--



**Planning & Zoning Commission and Board of
Adjustments**

11.

Meeting Date: 08/21/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 3806 TEXOMA PARKWAY**

The request of Cable One, Inc. (Owners), Alan Nelson, Nelson & Morgan Architects, Inc (Architects/Representative) concerning the property located at 3806 Texoma Parkway, being Lot 1 Block 1, Redick Addition, as follows:

Planning and Zoning Commission

Site plan approval for Cable One Warehouse and Storage Building.

Background:

The property is located at 3806 Texoma Parkway between Gallagher Drive and Frisco Road and is zoned a C-2 (General Commercial) District. Cable One is proposing a Head End Room and Warehouse north of their existing facility on Texoma Parkway. The Head End Room is similar in design and function to a data processing center with racks containing video feed and distribution equipment. The facility will also serve as a warehouse and service facility for technical services and equipment calibration and repair used in the distribution and broadcasting of video services throughout the Sherman and Grayson County area. It will serve as a dispatch location for Cable One Service Technicians to report daily to receive work orders and service equipment.

The building will consist of an 8,045 square foot pre-engineered metal building and an 1,800 square foot covered storage area in the rear behind the primary structure. The covered storage will be used to shelter company service vehicles during off-duty times. The facade facing Texoma Parkway and on the sides will consist of pre-finished architectural panels and masonry veneer. Fifteen (15) parking spaces will be provided.

Adjacent Zoning:

SF-1 (Single Family Residential) District

C-2 (General Commercial) District

Origination:

Cable One, Inc. (Owners)

Alan Nelson, Nelson & Morgan Architects, Inc (Architects/Representative)

Master Plan Designation:

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

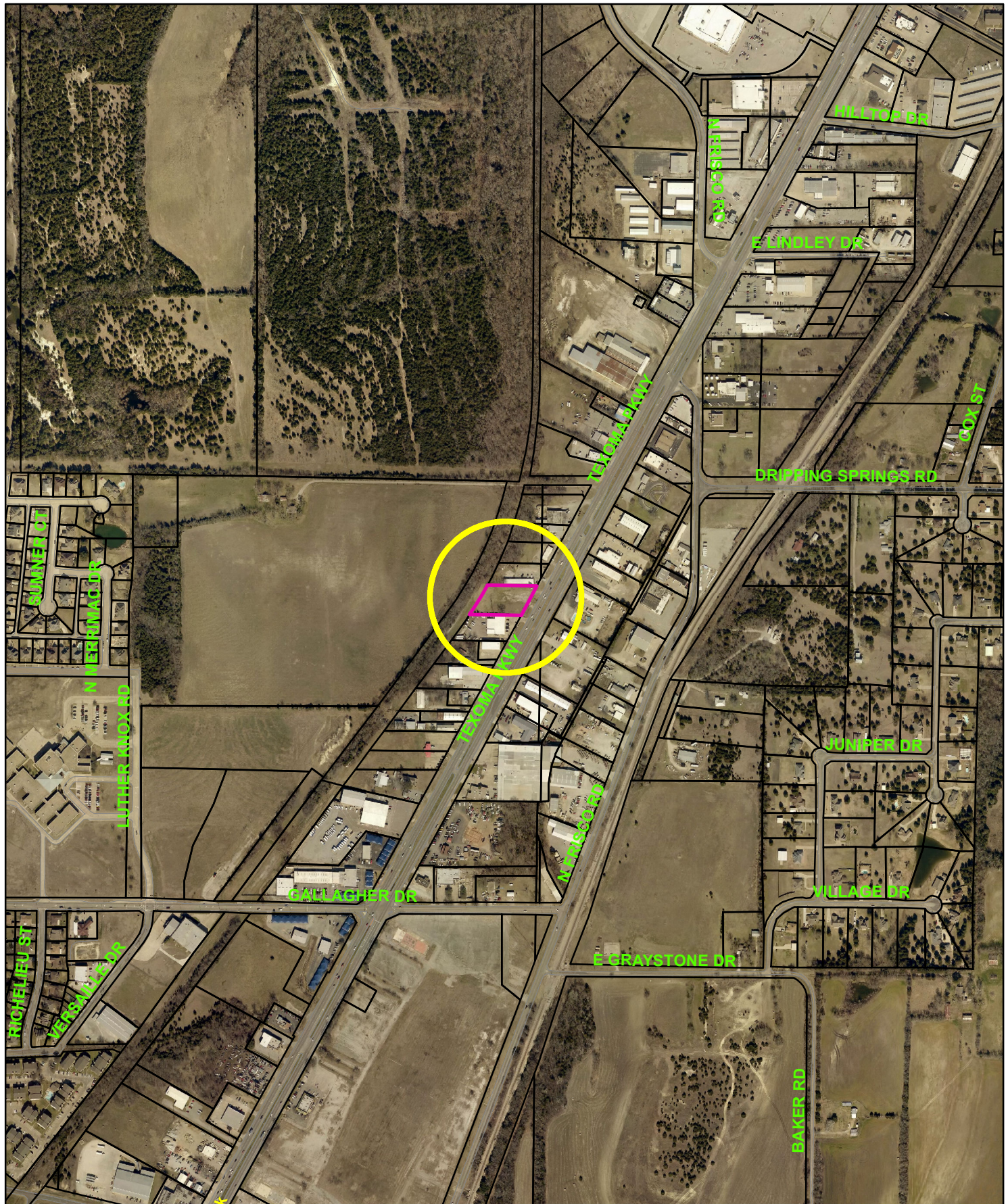
Zoning Map

Narrative

Site Plan

Building Elevations

Staff Review Letter

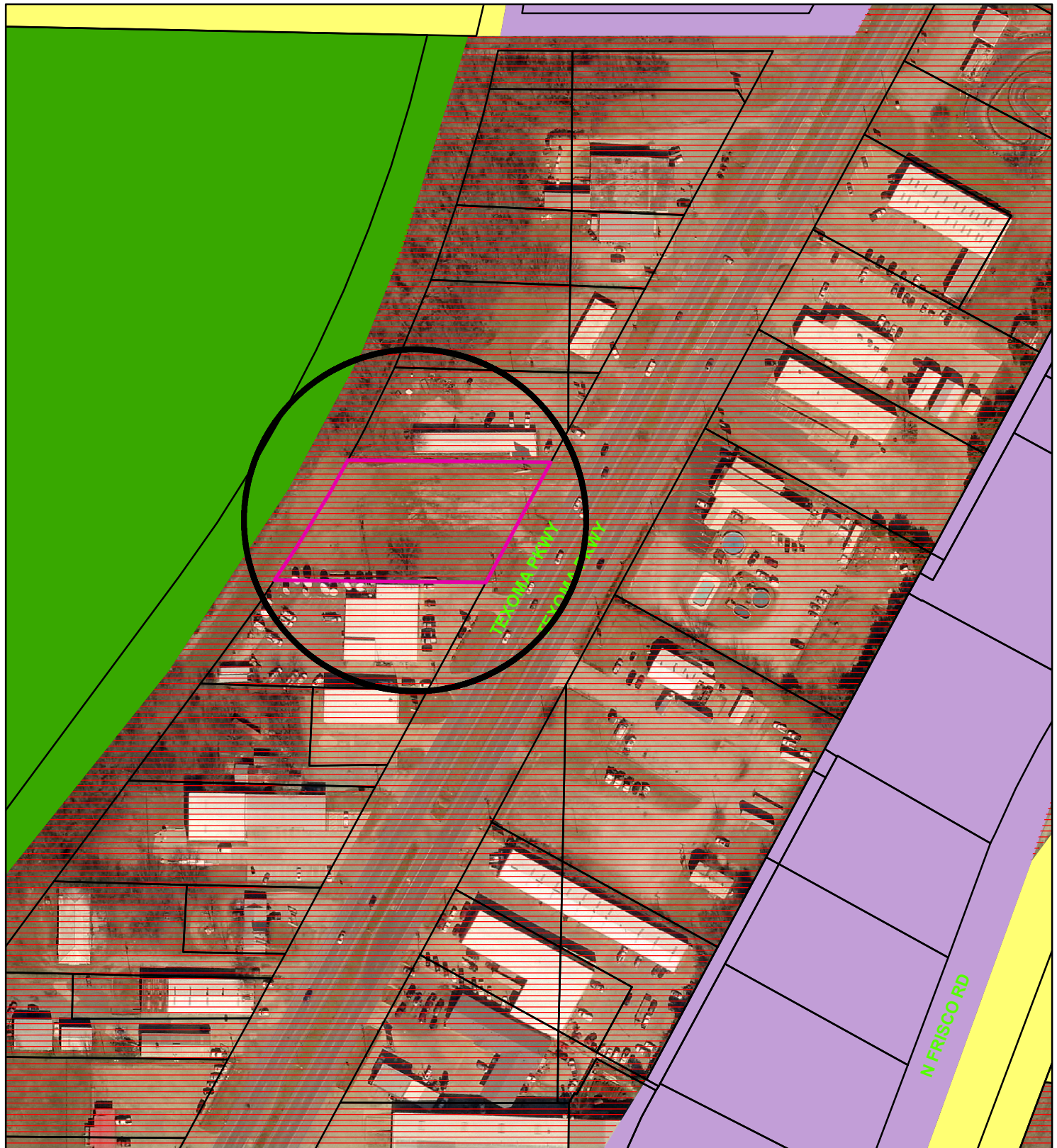


3806 Texoma Parkway



1 in = 700 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 3806 Texoma Parkway

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Bialock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Transportation Corridor

Representation: SpermGIS.DBO.TransportationCorridor_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Bialock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

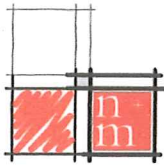


NOT TO SCALE

1 in = 179 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NELSON + MORGAN

ARCHITECTS, INC.

July 26, 2018

Planning Department
City of Sherman
220 W Mulberry Street
Sherman, TX 75090

PROJECT NARRATIVE

RE: Cable One Warehouse
Lot 1 Block 1 of Reddick Addition
3806 N. Texoma Parkway
Sherman, Texas 75090

Chair, Development Review Committee:

Cable One is proposing to build a new Head End Room and Warehouse North of their existing facility on Texoma Parkway Sherman, Texas. The Head End Room is similar in design and function to a data processing center with racks containing video feed and distribution equipment. This facility will also serve as warehouse and service facility for technical services and equipment calibration and repair used in the distribution and broadcasting of video services throughout the Sherman and Grayson County area.

This facility will serve as a dispatch location for the Cable One service technicians to report daily to receive work orders and service equipment.

Primary Building Size:

The primary building will consist of an 8,045-square foot pre-engineered metal building. There will be a 30' x 60' (1,800 SF) pre-engineered covered storage area in the rear yard behind the primary structure. This covered storage will be used primarily to shelter company service vehicles during off duty times.

Site:

The site is currently zoned as C-2 Commercial. The legal description is Lot 1 Block 1 of Reddick Addition.

Construction Classification:

The proposed building will be a Type III, non-sprinklered building. Construction will consist of a concrete slab on grade, with a pre-engineered metal building. The Head End room will be enclosed with 8" reinforced concrete blocks and an 8" thick concrete composite deck at 14' above the floor (interior of the pre-engineered building.)

The primary façade (east facing Texoma Pkwy) will consist of prefinished 7.2 Architectural panels and masonry veneer, south, west and north facades will be a pre-finished R-panel. Roof will be a 1:12 R panel. A two-hour separation between the warehouse and business occupancies will be provided. Interior walls will consist of metal studs with gypsum board sheathing. New domestic water service, sanitary sewer tap, and electrical service will be provided. Electrical service for the Head End equipment will have a diesel powered 150 Kw emergency generator and redundant AC equipment.

For security purposes, the entire rear portion of the facility will be enclosed by a 6' chain link fence with 3 strand barbed wire across the top. Access will be allowed by two manually operated swinging gates located on the north and south sides.

Use Classification:

The use of this proposed facility shall be used for Business & Warehouse. Occupancy classifications will be an Occupancy Group B & S2.

Parking:

Per Exhibit A; section 6.5. of the C-2 District, *Warehouse*: One space for each one thousand (1,000) square feet of floor area. *Business*: One space for each four hundred (400) square feet of floor area. We are required to provide a maximum of 4 parking spaces for the warehouse area and 11 spaces for the business area.

We have provided a total of 14 parking spaces & 1 H.C. for a total of 15 parking spaces.

PARKING REQUIREMENTS									
Space	Number of spaces			Area		Required		Provided	
Warehouse:	1/	1000	SF	3,746	SF	3.746		4	Spaces
Business:	1/	400	SF	4283	SF	10.7075		11	Spaces
Total:						14.4535		15	Spaces

Landscaping:

Per an email from Patsy Reeves on 7-17-2018 it was confirmed that with only 15 parking spaces no landscaping is required for this project.

Timing:

Construction start will be immediately upon approval from all required municipal and governmental agencies.

Codes:

The new building will be compliant with 2009 International Fire and Building Codes, Energy Codes, Texas Accessibility Standards, 2011 Electric Code and City of Sherman codes and ordinances.

Questions and Clarifications:

1. Please provide the location and sizes of all utilities; domestic Water, Sewer & Gas:
2. Power:
 - a. Who will be the electric service provider for this property?
3. Texoma Parkway:

- a. It is understood that Texoma Pkwy a TxDOT regulated road. Does TxDot or Sherman act as the authority having jurisdiction? If so, please furnish TxDot contact information.
 - b. Currently there are two approaches from the site to Texoma Parkway. Will both of these approaches be allowed to remain?
4. What are the minimum setbacks for the rear covered storage? (South & West)
5. Can a flex-base surface be provided west of the fire lane under the covered storage area?
6. Fire:
- a. Confirm no sprinkler required.
 - i. We have provided a 2-hour separation between the warehouse and the rest of the building.
 - ii. Head End room will be protected by an FM 200 FP system.
 - b. Confirm fire lane acceptable. (24' width; 26' inside Radii, Knox-box furnished for each gate access location.
 - c. Confirm 13'-0" wide gate acceptable at fire lane including Knox boxes

We would like to understand the process involved in developing the property as proposed in this application, and we look forward to meeting with you to discuss any issues.

Thank you,

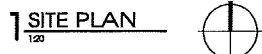


Alan Nelson, Principal
Nelson + Morgan, Architects

Attachments:

City of Sherman Site Plan application form
Preliminary Site Plan Sheet A1.1
Floor Plan Sheet A2.1
Exterior Elevations A3.1
Exterior perspective (8.5x11)

1. GENERAL CONTRACTOR SHALL CONSTRUCT ALL WORK AGGREGATED ON DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ELECTRICAL, PLUMBING, MECHANICAL, AND LIGHTING TO 2009 EDITION OF THE 2009 INTERNATIONAL BUILDING CODES AND ALL OTHER APPLICABLE CODES INCLUDING THE AMERICANS WITH DISABILITIES ACT.
2. IF A CONFLICT OCCURS IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL PROVIDE THE LARGEST QUANTITY OR BETTER QUALITY OF THE TWO CONDITIONS SHOWN WITHIN HIS COUNTRY'S BID PRICE.
3. BY SUBMITTING A BONA FIDE BID, THE CONTRACTOR CERTIFIES THAT HE AND HIS SUBCONTRACTORS HAVE VISITED THE SITE, REVIEWED THE EXISTING CONDITIONS AND REVIEWED THE PLANS. ANY VARIANCES BETWEEN THE PLANS AND THE EXISTING CONDITIONS SHALL BE THE ARCHITECT'S RESPONSIBILITY. AFTER NOTIFYING TO SUBMITTING A BID, THE ARCHITECT WILL RENDER A DECISION. ONCE BIDS ARE SUBMITTED, REQUESTS FOR ADDITIONAL SUMS FROM THE CONTRACTOR DUE TO CONDITIONS AT VARIANCE WITH THE PLANS WILL NOT BE CONSIDERED.
4. IN THE EVENT OF A CONFLICT BETWEEN THE EXISTING FIELD CONDITIONS AND THOSE SHOWN ON THE PLANS, OR BETWEEN SEPARATE PORTIONS OF THE PLANS THEMSELVES, CONTRACTOR SHALL NOTIFY ARCHITECT WHO WILL RENDER A DECISION ON THE COURSE OF ACTION TO BE TAKEN.
5. STANDARD ELECTRICAL AND TELEPHONE RECEPTACLE OUTLET HEIGHT SHALL BE 18" AFF UNLESS NOTED OTHERWISE. STANDARD LIGHT SWITCHES, THERMOSTATS, ETC. SHALL BE 48" AFF UNLESS NOTED OTHERWISE. ALL ELECTRICAL SHALL BE 100% OF SERVICE.
6. CONTRACTOR SHALL SELECT AND USE ONLY THOSE MATERIALS WITH A PROVEN TRACK RECORD FOR HEALTH, SAFETY AND RELIABILITY AND WHICH MANUFACTURERS HAVE TEST DATA SUPPORTING THE ABSENCE OF POTENTIAL TOXIC EFFECTS. DO NOT USE MATERIALS ON CONTRACTOR SPEC FOR WHICH SUPPORTIVE TEST DATA IS NOT AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR INDOOR AIR QUALITY PROBLEMS AND COMPLAINTS RESULTING FROM CONSTRUCTION MATERIALS.
7. UPON MONITOR, ADVISE OWNER'S FACILITIES STAFF OF PROPER W.E.P. SYSTEMS MAINTENANCE PROCEDURES.
8. PROVIDE CONCRETE SOUND BATTIS IN NEW WALLS AND ABOVE CEILINGS OF ALL CONFERENCE ROOMS, RESTROOMS AND ANY ADDITIONAL ROOMS SHOWN TO RECEIVE SOUND BATTIS ON THE PLANS.
9. ALL NEW DOORS AND ADJACENT WALLS SHALL BE CONSTRUCTED TO OBTAIN A MINIMUM 1'-0" CLEAR AREA BETWEEN THE STRIKE SIDE OF DOOR AND ADJACENT WALL ON THE PUSH SIDE AND 18" ON THE PULL SIDE PER ADA.
10. CONTRACTOR SHALL REMOVE AND STORE EXISTING TOP SOIL ON SITE.
11. INSTALL 2" - 4" PVC SLEEVES INTO ALL ISLANDS FOR IRRIGATION.
12. PREPARE A MINIMUM OF 2" TOP SOIL IN ALL AREAS INDICATED TO BE LANDSCAPED.
13. SEAL ALL SCAFFOLDS & EXPANSION JOINTS IN PAVING AND SIDEWALKS W/ SOLVENTLESS 3L-2 OR EQUAL.
14. ALL PAVING STRIPING SHALL BE 4" WIDE BY 18'-0" LONG. COLOR TO BE WHITE. REFER TO DRAWING 1/4-1.1 FOR STRIPING PLAN. REFER DETAIL 10-2.12 FOR HANDCAP PARKING STRIPING, COLOR, AND WIDTH.
15. PROVIDE A 3' STANDARD BARBED WIRE ALONG THE TOP OF THE PERIMETER CHAINLINK FENCING AND GATE.



- Architects
- Planners
- Interior Design

717 Wind River Lane, Suite 230
Denton, Texas 76210
Telephone 940.566.0266
Fax 940.566.0223
info@nelsonmorgan.com

25

FOR CABLE ONE

MAINTENANCE

OB: NMA18012

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Date: 6-26-2018
Revisions:

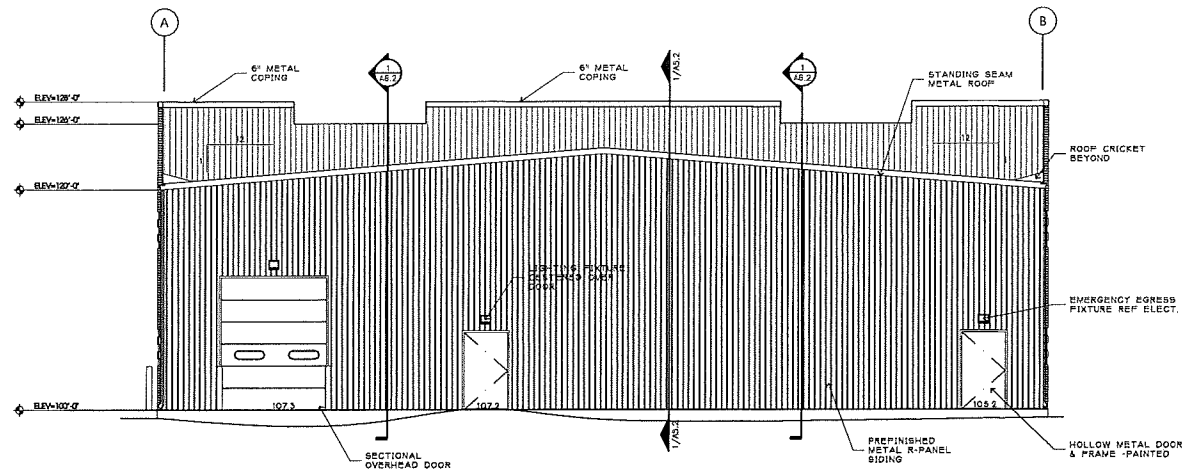
Issued for: _____ Date: _____
 Review - 6-26-2018
 Pricing - _____
 Bidding - _____
 Construction - _____

SITE PLAN

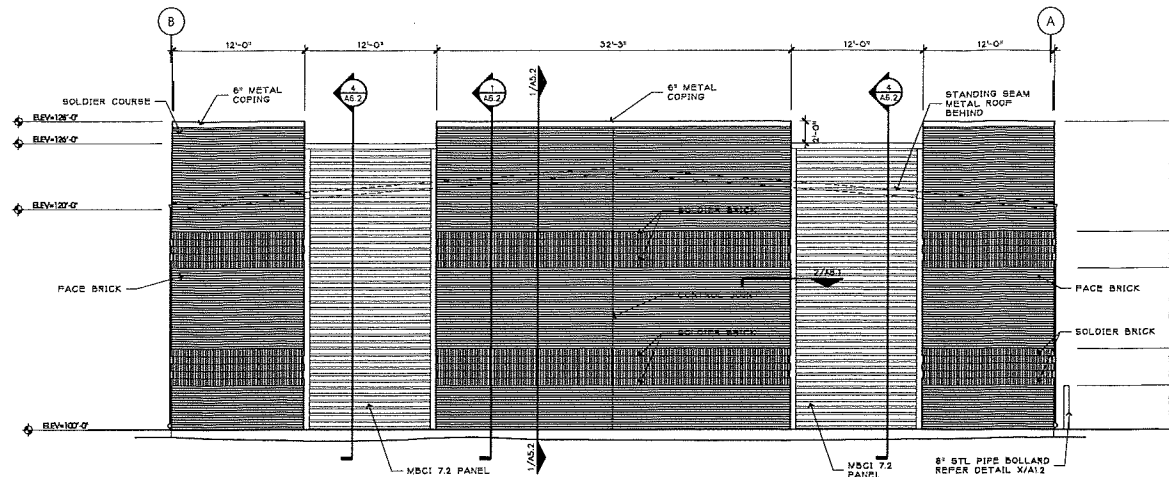
SHEET

A1.1

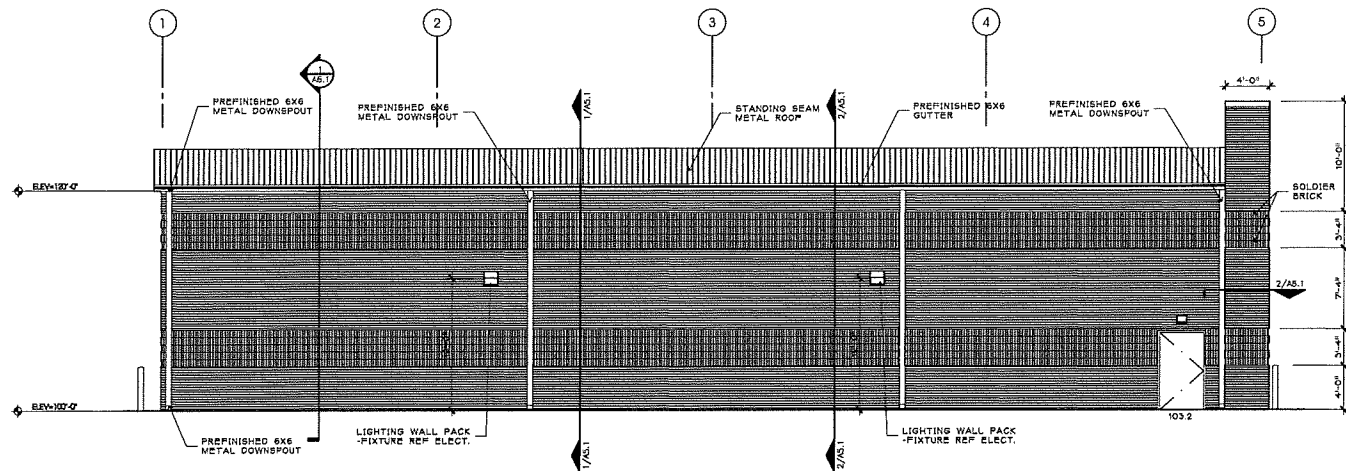
PRELIMINARY REVIEW 7-26-2018



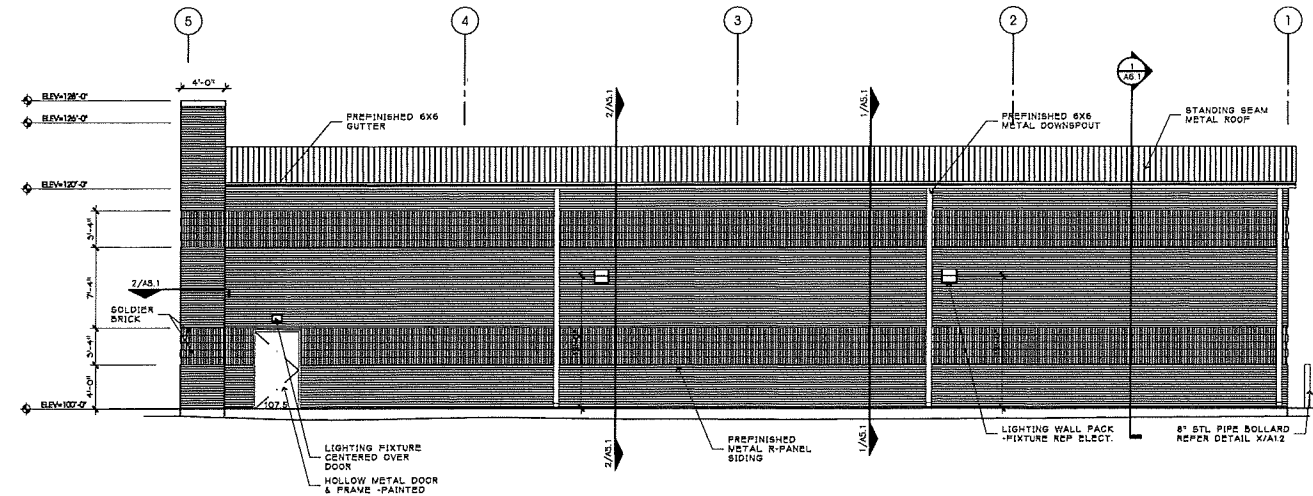
1 WEST ELEVATION
1/8" = 1'-0"



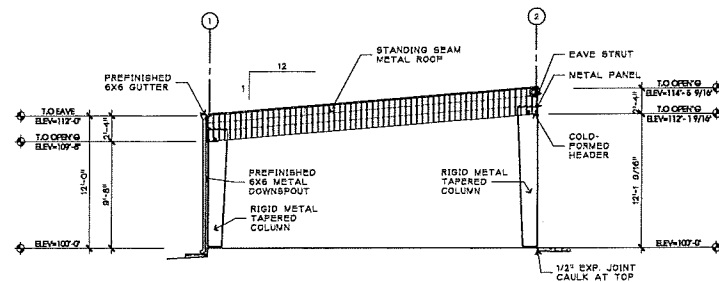
2 EAST ELEVATION
1/8" = 1'-0"



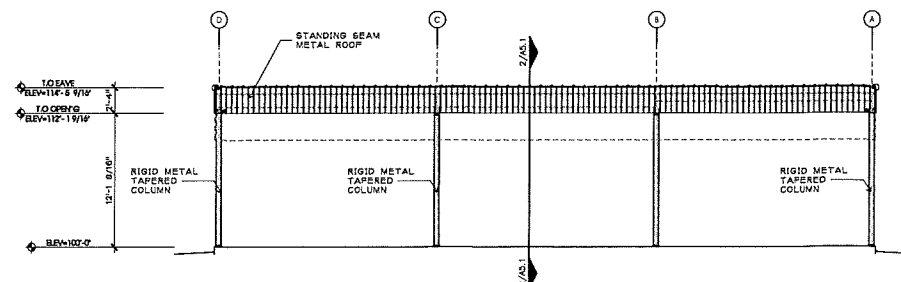
3 SOUTH ELEVATION
1/8" = 1'-0"



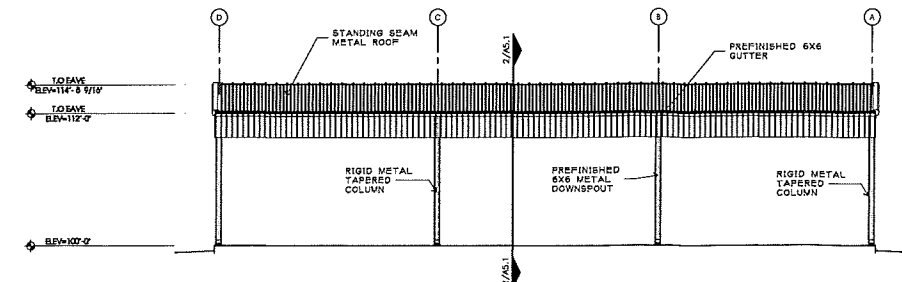
4 NORTH ELEVATION
1/8" = 1'-0"



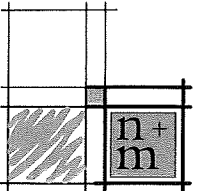
5 NORTH ELEVATION
1/8" = 1'-0" STORAGE SHED



6 EAST ELEVATION
1/8" = 1'-0" STORAGE SHED



7 WEST ELEVATION
1/8" = 1'-0" STORAGE SHED



NELSON + MORGAN
ARCHITECTS, INC.

Architects
Planners
Interior Design

2717 Wind River Lane, Suite 230
Denton, Texas 76210
Telephone 940.566.0266
Fax 940.566.0223
info@nelsonmorgan.com

TEXAS

A NEW WAREHOUSE and HEAD END FACILITY
FOR
CABLE ONE

SHERMAN

JOB: NMA18012
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Date: 6-26-2018
Revision:

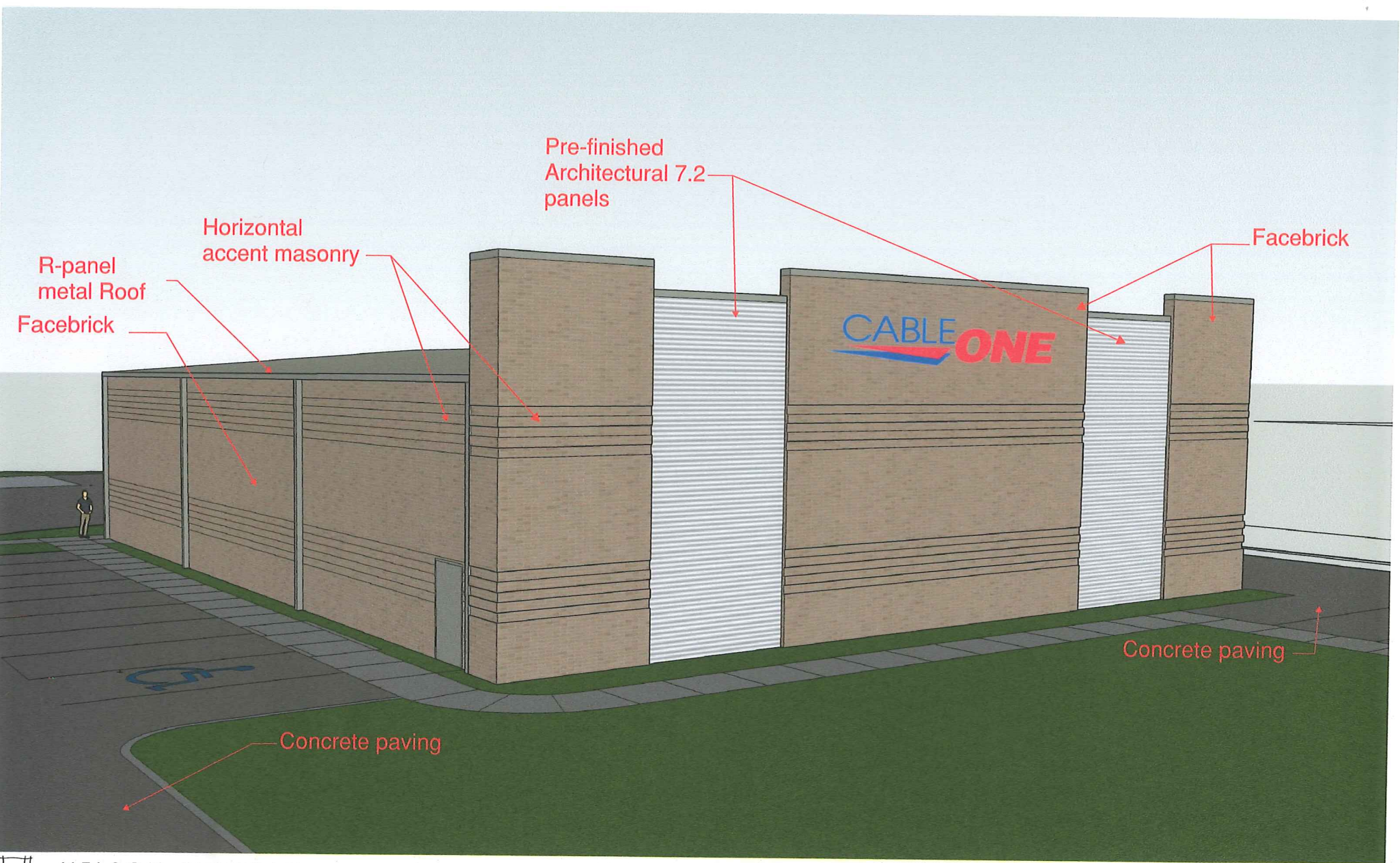
Issued for: Date:
Reviewed: 6-26-2018
By: [Signature]
Checked: [Signature]
Construction: [Signature]

EXTERIOR
ELEVATIONS

SHEET

A3.1

PRELIMINARY REVIEW 7-26-2018



NELSON+MORGAN
ARCHITECTS, INC.
■ Architects ■ Planners ■ Interior Design ■

EAST ELEVATION CABLE ONE
WAREHOUSE & HEAD-END FACILITY

STAFF REVIEW LETTER

August 10, 2018

Cable One, Inc.
C/O Don R. Turlington
PO Box 1807
Henderson, TX 75653

Nelson & Morgan Architects, Inc.
Alan Nelson
2717 Wind River Lane, Ste. 230
Denton, TX 76210

Paul Saucerman
1233 N. Main St.
Meridaian, ID 83642

Dear Applicants,

The request for Site plan approval for Cable One Warehouse and Storage Building for the property located at 3806 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 21, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. All aspects of the C-2 (General Commercial) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into Texoma Parkway right-of-way.
4. The exterior façade is required to be Masonry or equivalent on the sides of all buildings visible from front street right-of-way unless an exception is approved.
5. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20.
6. Any structures or signs built over any of the easements on the property will require approval for an encroachment easement from the City Council.
7. The trash dumpster will need to be located inside the main building area.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
11. Driveway spacing does not meet TxDOT's requirements; coordinate with City for spacing layout.
12. Grading plan for property within TxDOT right-of-way to be provided to City Engineering Department for review and approval.
13. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.

14. The location of trash receptors must be approved by the Public Works Department.
15. Mutual Access Easement by separate instrument required.
16. Sanitary Sewer Easement required by separate instrument to access sewer line on south end of Lot 2. Verify sewer depth.
17. Water and sewer Pro-Rata will be due at the time of development.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

12.

Meeting Date: 08/21/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

4700 CAMP VERDE CIRCLE

The request of Luis and Ashley Lopez (Owners) and TLC Pools and Spa, Matt Smith (Representative) concerning the property at 4700 Camp Verde Circle, being Lot 1, Block B, Replat of Austin Landing Addition, Phase One, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(1 & 3) to allow a 15' side street setback for a swimming pool in lieu of the required 25' and a 1' separation for a detached pergola from the main structure in lieu of the required 6' in an SF-1 (Single Family Residential) District.

Background:

The property is located at 4700 Camp Verde Circle, the northwest corner of Camp Verde Circle and Northcreek Drive in the Austin Landing Subdivision. The property is zoned an SF-1 (Single Family Residential) District. An exception was approved at the July 17, 2018, Planning and Zoning Commission Meeting to allow a 6' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street.

The owners are requesting a variance to construct a swimming pool, 15' from the side street property line and a detached pergola 1' from the residential dwelling.

Adjacent Zoning:

SF-1 (Single Family Residential) District

Origination:

Luis and Ashley Lopez (Owners)

TLC Pools and Spa, Matt Smith (Representative)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

11

Objections Received:

0

Attachments

Location Map

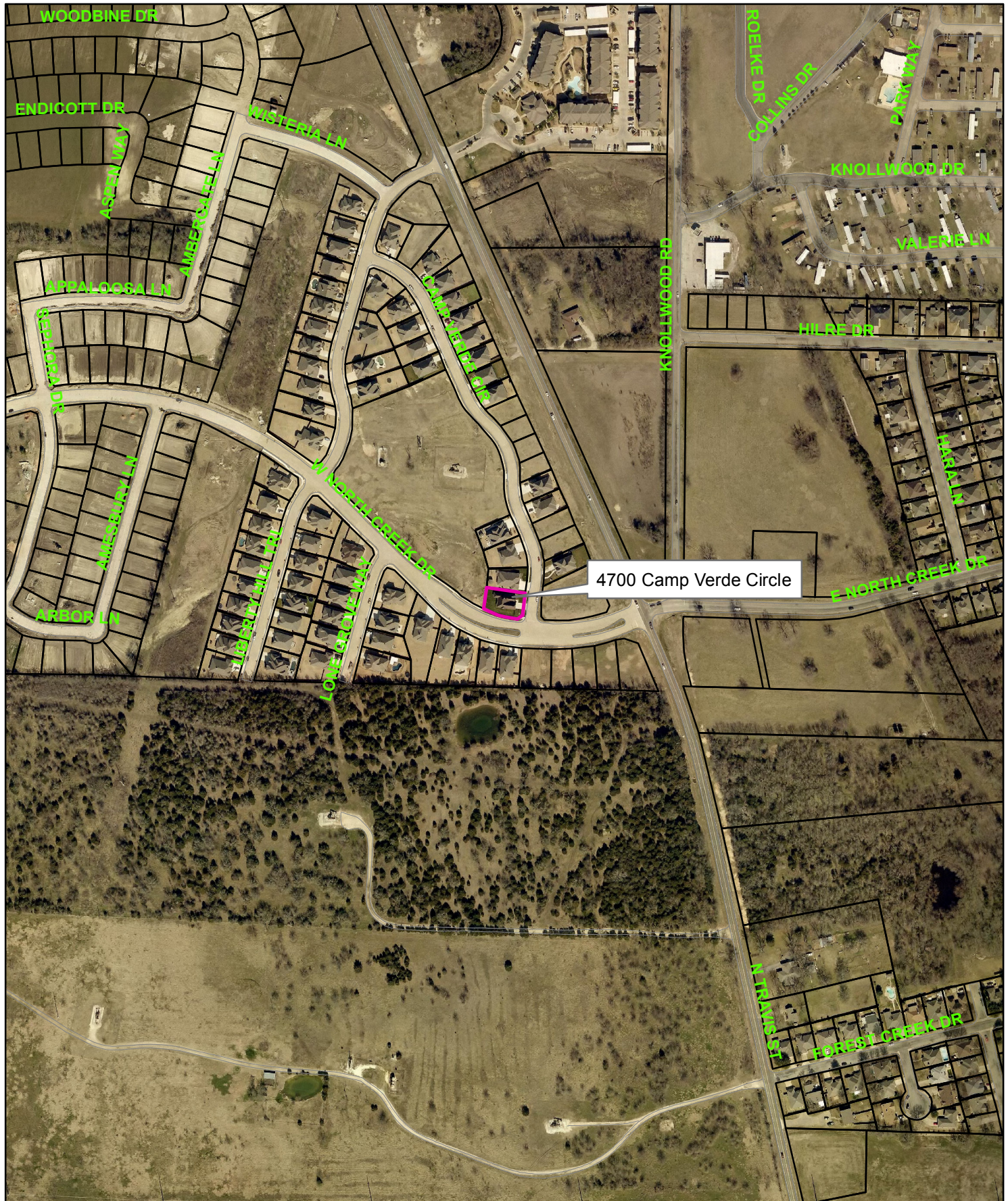
Zoning Map

Zoning Sign Photo

Site Plan

Site Plan

Staff Review Letter



4700 Camp Verde Circle

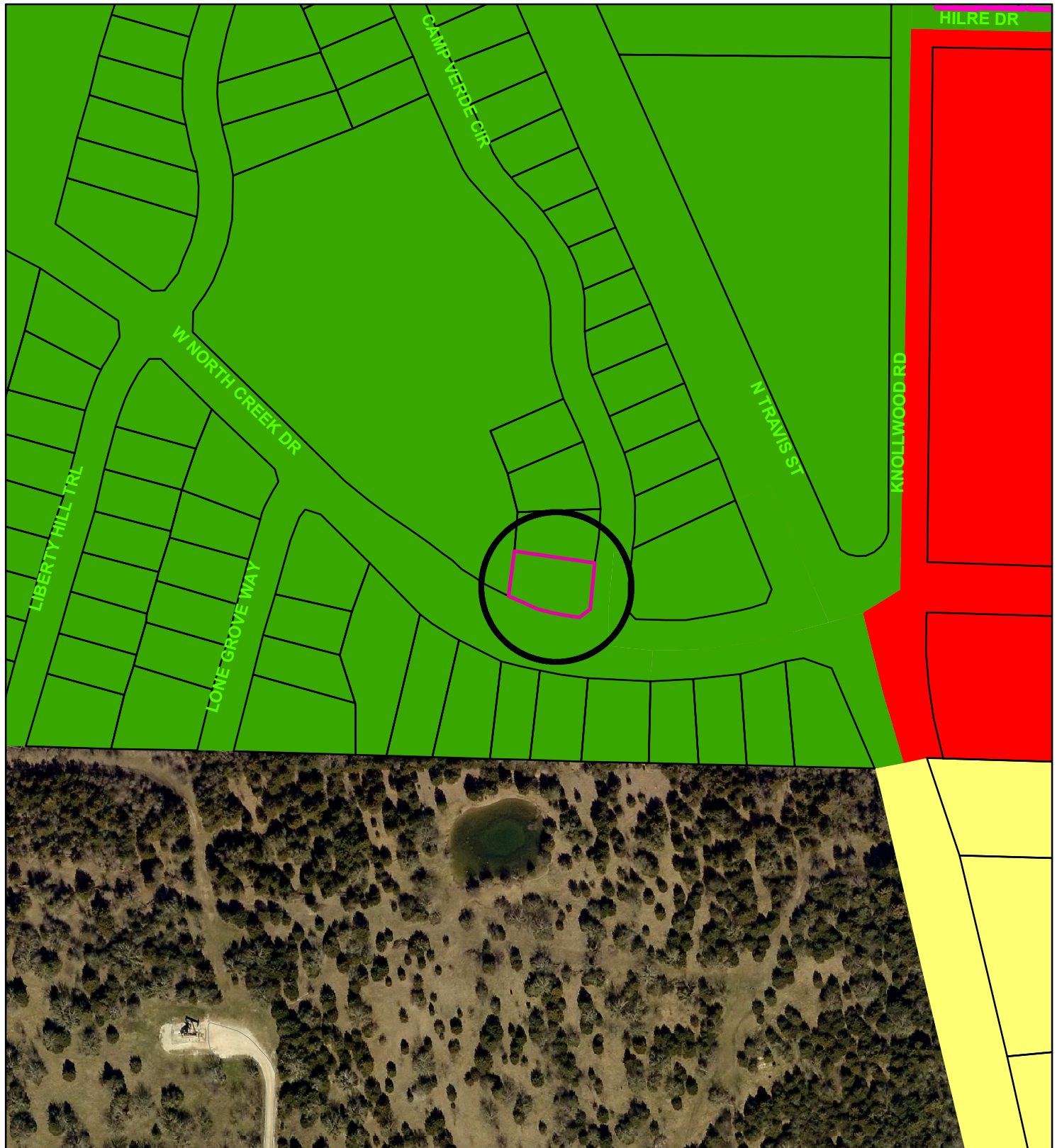


4700 Camp Verde Circle



NOT TO SCALE

1 in = 400 ft



4700 Camp Verde Circle

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Bialock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District
- Transportation Corridor

Representation: SpermGIS.DBO.TransportationCorridor_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Bialock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



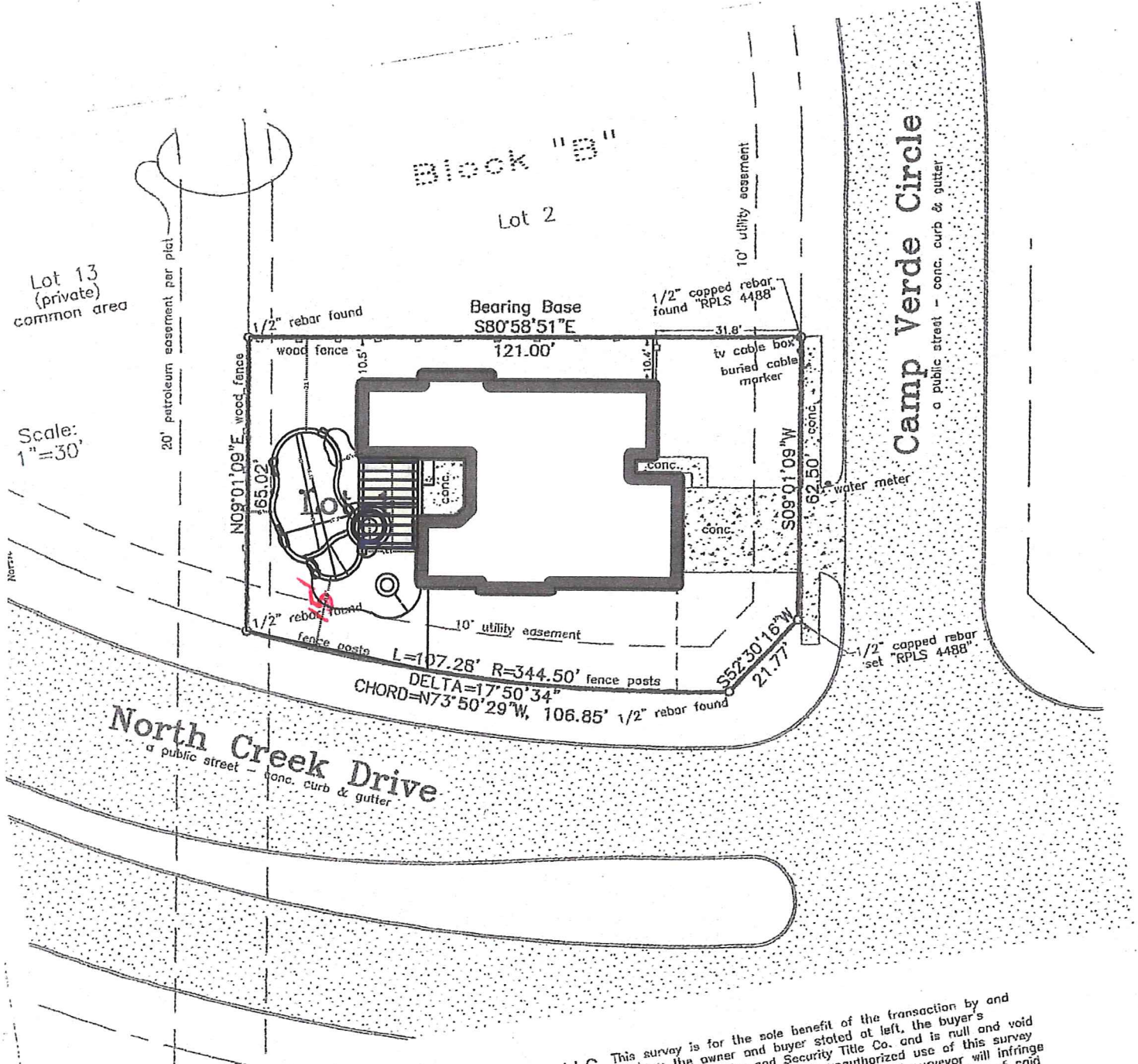
1 in = 200 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

4700 Camp Verde Circle





Owner: Watermark Custom Homes, LLC

Buyer: Luis Lopez & Ashley Lopez

Address: 4700 Camp Verde Circle
Sherman, Texas

This survey is for the sole benefit of the transaction by and between: the owner and buyer stated at left, the buyer's Mortgage Co./Lender and Security Title Co. and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that the above plat was prepared from a survey made on the ground of Lot 1, Block B, Replat of Austin Landing Addition, Phase One to the City of Sherman, Texas, as per plat of record in Volume 21, Pages 153 & 154, Plat Records, Grayson County, Texas.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 F, Revised Date: September 29, 2010.

1. The location of right-of-way agreement with Sherman Oaks Corp. in Volume 1597, Page 648, D.R.G.C.T. cannot be determined with available information.
The location of landscape easement agreement areas from First Texoma National Bank to Austin Landing Homeowners Association, Inc. in Vol. 5330, Pg. 865, O.P.R.G.C.T. does

Owner: Lopez, Luis & A

Address: 4700 Camp Ve

City: Sherman

Phone: _____



Length: 33'8"

Width: 15'3"

Depth: 3FT X 5FT X 4FT

Perimeter: 84

Square Footage: 394

Capacity: 9,606

Material: Pebble

Water Features: Raised wall, b
stone scupper

Length: 7'

Width: 7'

Depth: 3'6"

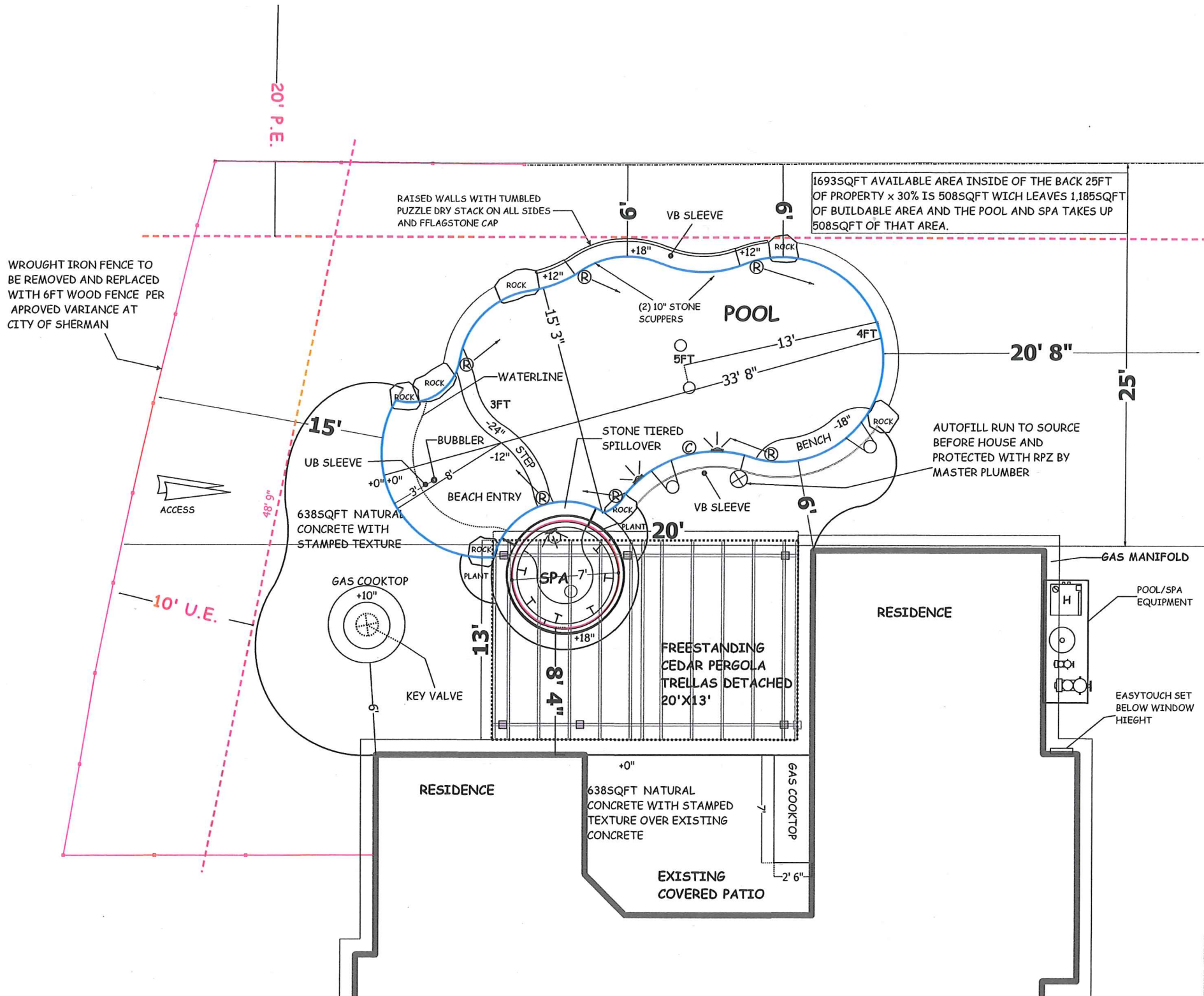
Perimeter: 22

Square Footage: 38

Capacity: 557

Material: Pebble

Water Features: teired stone s
1.5" fountain



STAFF REVIEW LETTER

August 10, 2018

Luis & Ashley Lopez
4700 Camp Verde Circle
Sherman, TX 75092

Dear Applicants,

The request for a variance to allow a 15' side street setback for a swimming pool in lieu of the required 25' and a 1' separation for a detached pergola from the main structure in lieu of the required 6' in an SF-1 (Single Family Residential) District for the property located at 4700 Camp Verde Circle has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 21, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. All aspects of the SF-1 (Single Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. Review the zoning and development ordinance for additional requirements.
3. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

4. Structures and/or swimming pools must not encroach into any existing easements.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of
Adjustments**

13.

Meeting Date: 08/21/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

2621 MASTERS STREET

The request of Joe L. & Glonda Hix (Owners), Jim Taylor, CPA (Prospective Buyer) Dean Gilbert, Jr. (Representative) and NBS Drafting & Design (Draftsman) concerning the property located at 2621 Masters Street, being part of Lot 3, Block 2, Dr. J H Carraway's Addition, as follows:

Planning and Zoning Commission

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to a C-O (Office) District.
- Site plan approval for a Financial Office for Taylor & Company.

Background:

The property is located at 2621 Masters Street between Lamberth Road and U.S. Highway 82. The owner would like to change the zoning from an R-1 (One Family Residential) District to a C-O (Office) District to construct a 2,100 square foot financial office for Taylor & Company. The exterior facade will be brick and eight parking spaces will be provided.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Joe & Glenda Hix (Owners)

Jim Taylor, CPA (Prospective Buyer)

NBS Drafting & Design (Draftsman)

Master Plan Designation:

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

6

Objections Received:

0

Attachments

Location Map

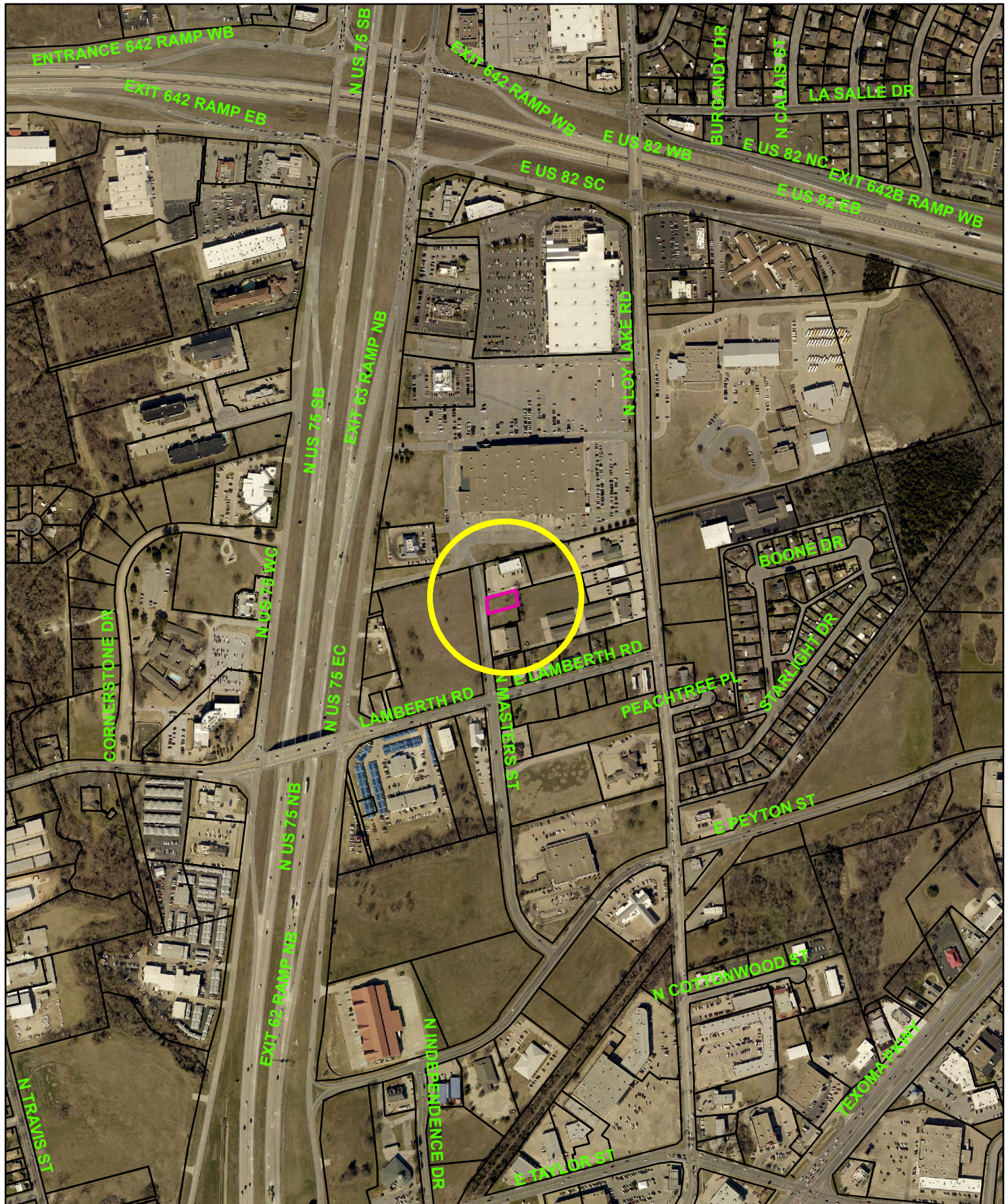
Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

Staff Review Letter



2621 Masters Street



1 in = 600 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2621 Masters

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Transportation Corridor

Representation: SHERM.GIS.DBO.TransportationCorridor_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: SHERM.GIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

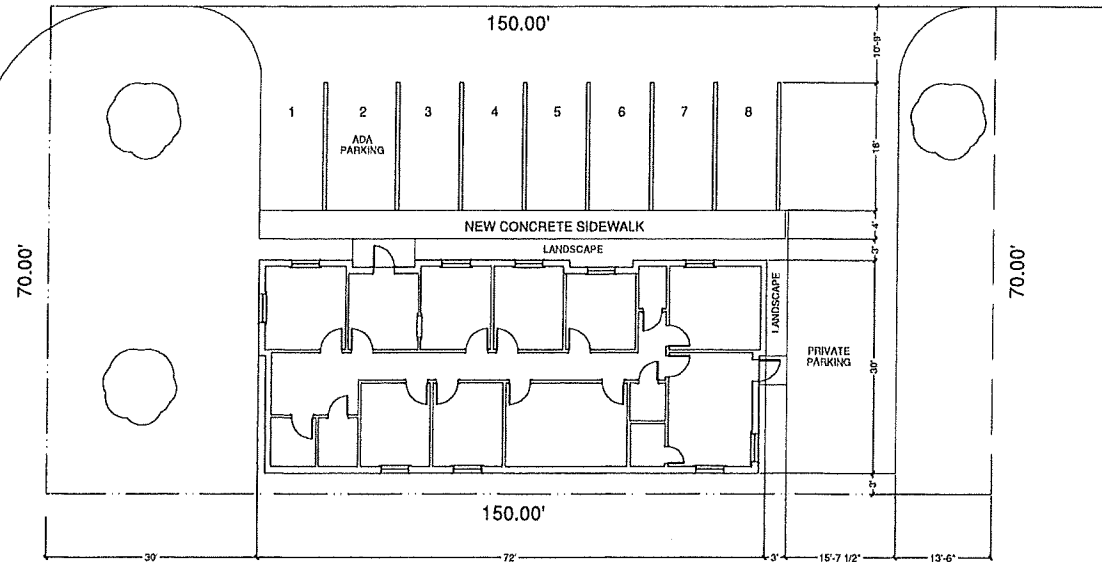
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



2621 Masters



MASTERS STREET



SITE PLAN
SCALE: 1/8" = 1'-0"



EXISTING PRIVATE CONCRETE DRIVE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
A New Office Facility for
TAYLOR & COMPANY
2621 Masters Street
Sherman, Texas

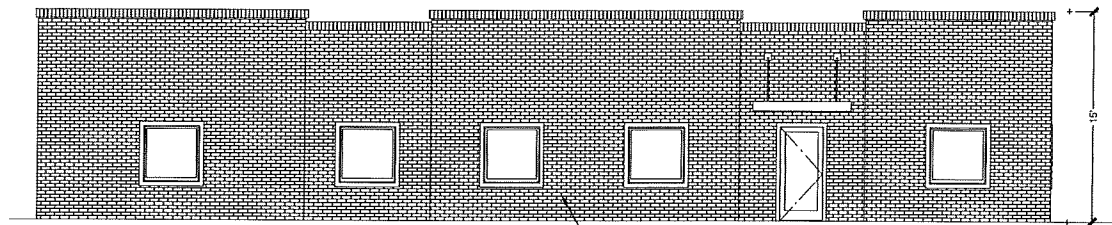
DRAWINGS PROVIDED BY:
NBS Drafting & Design
303 W. Houston
Sherman, Texas 75090
903.892.5620

DATE:
7/26/2018

SCALE:

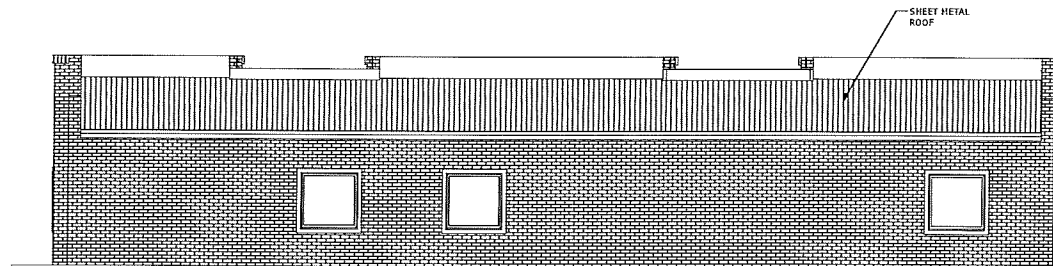
SHEET:

A-1



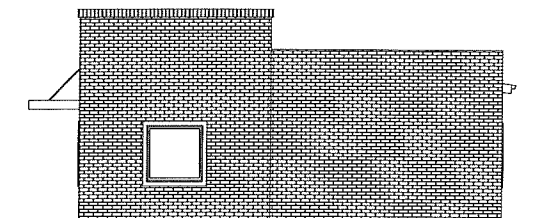
FRONT ELEVATION

BRICK
VENEER
TYP.

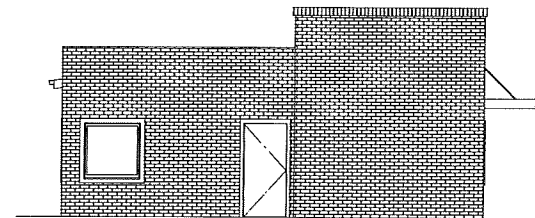


REAR ELEVATION

SHEET METAL
ROOF



RIGHT ELEVATION



LEFT ELEVATION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
A New Office Facility for
JIM TAYLOR (CPA)
2621 Masters Street
Sherman, Texas

DRAWINGS PROVIDED BY:
NES Drafting & Design
303 W. Houston
Sherman, Texas 75090
903.892.5620

DATE:
7/30/2018

SCALE:

SHEET:

A-2

STAFF REVIEW LETTER

August 10, 2018

Joe L. & Glonda Hix
PO Box 254
Valley View, TX 76272

Jim Taylor
505 W. Crawford St.
Denison, TX 75020

Dean Gilbert, Jr.
801 E. Taylor
Sherman, TX 75090

NBS Drafting & Design
303 W. Houston
Sherman, TX 75090

Dear Applicants,

The request for Site plan approval for a Financial Office for Taylor and Company for the property located at 2621 Masters Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 21, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. All aspects of the C-O (Office) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into Masters Street right-of-way.
4. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20.
5. Any structures or signs built over any of the easements on the property will require approval for an encroachment easement from the City Council.
6. The trash dumpster will need to be located inside the main building area.
7. Screening shall be provided abutting any residentially zoned property.
8. The private access easement shall remain open at all times; parking is not permitted inside easement.
9. Replatting of the property is required.
10. Review the zoning and development ordinance for additional requirements.
11. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

12. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
13. Private Access Easement must be filed by separate instrument to access property from 30' Private Ingress-Egress Easement (Vol. 4167, Pg. 233, OPRGCT and Vol. 13, Pg. 62, Plat Records, GCT). New Separate instrument must be shown on plat. Provide copy of filed Access Easement to City of Sherman Engineering Department for review.
14. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans to be provided to the City of Sherman Engineering Department for review and approval.

15. Water shall be extended to serve the development.
16. Sewer Pro-Rata will be due at the time of development.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of
Adjustments**

14.

Meeting Date: 08/21/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

501 N. HOLLY AVENUE

The request of Shannon Bailey (Owner) concerning the property at 501 North Holly Avenue, being the south 65 foot of Lot 1, Block 2, Westwood 3rd Addition, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(2) to allow a 6' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District.

Background:

The property is located at 501 North Holly Avenue, the northeast corner of Holly Avenue and Hillcrest Drive. The owner would like to replace a 4 foot chain link fence with a six foot privacy fence along the Hillcrest Drive property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Shannon Bailey (Owner)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

22

Objections Received:

0

Attachments

Location Map

Zoning Map

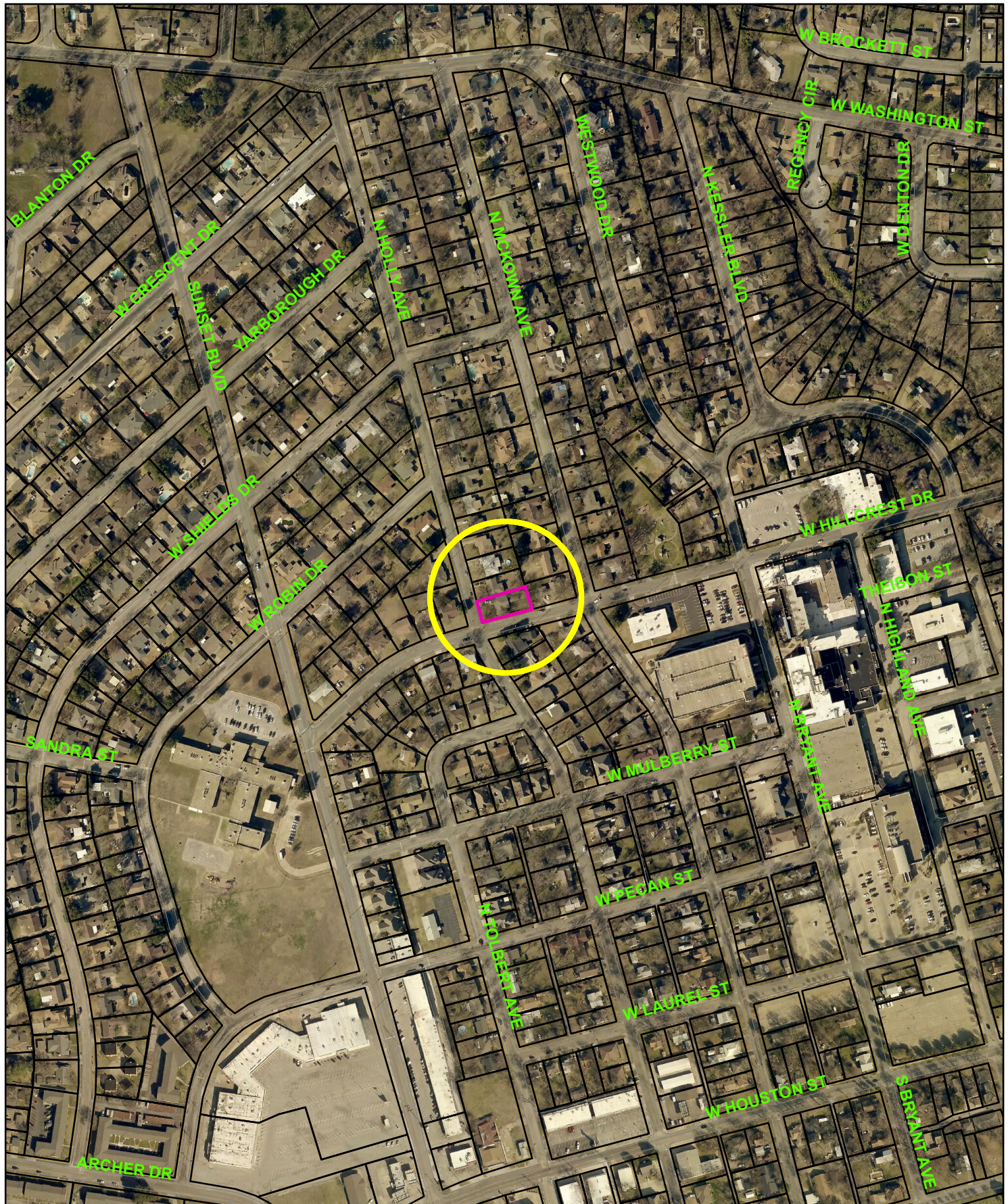
Zoning Sign Photo

Narrative

Survey/Site Plan

Fence Elevations

Staff Review Letter



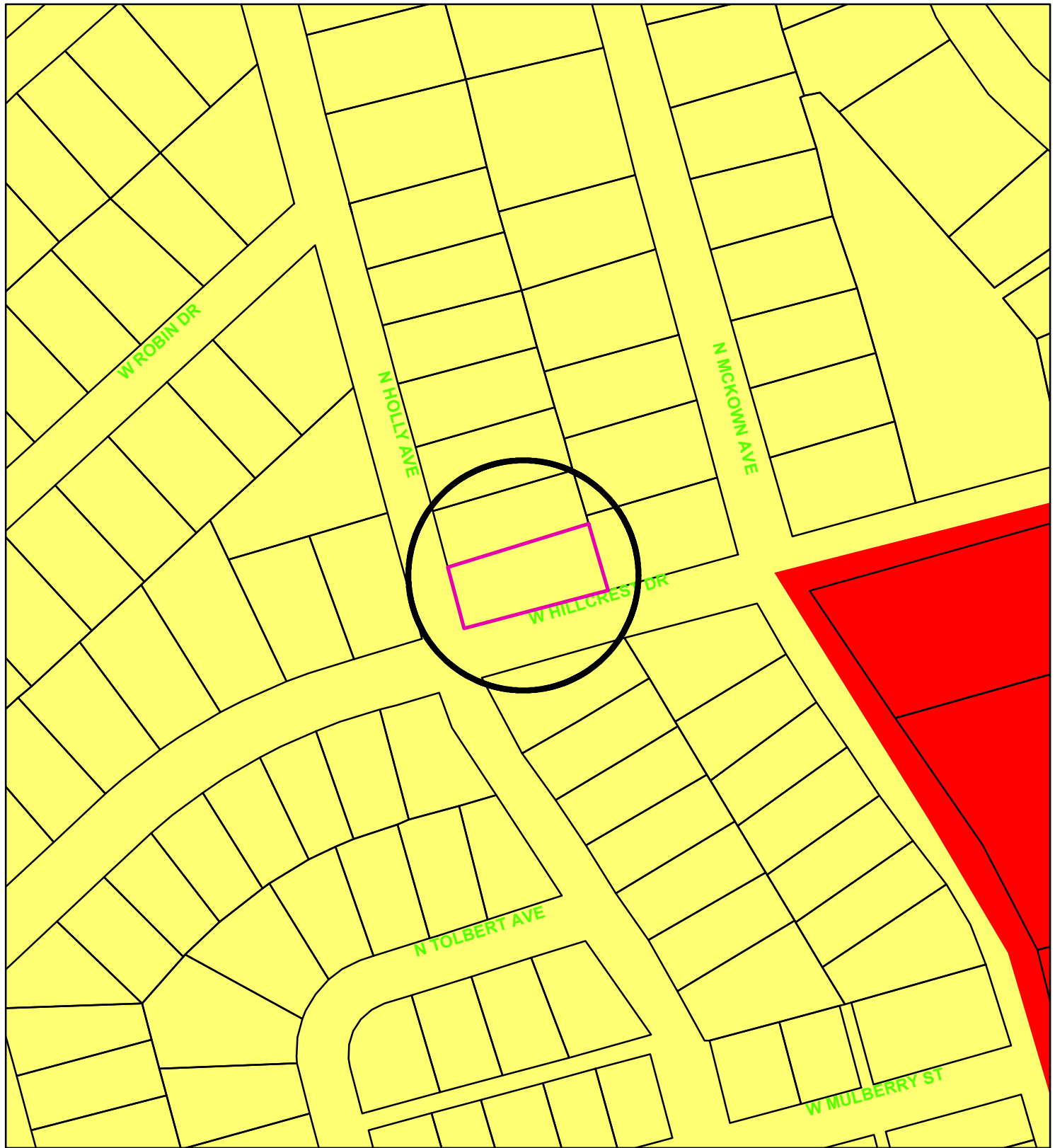
501 N. Holly Avenue



NOT TO SCALE

1 in = 400 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 501 N. Holly

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP - Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



1 in = 144 ft

501 N. Holly Avenue

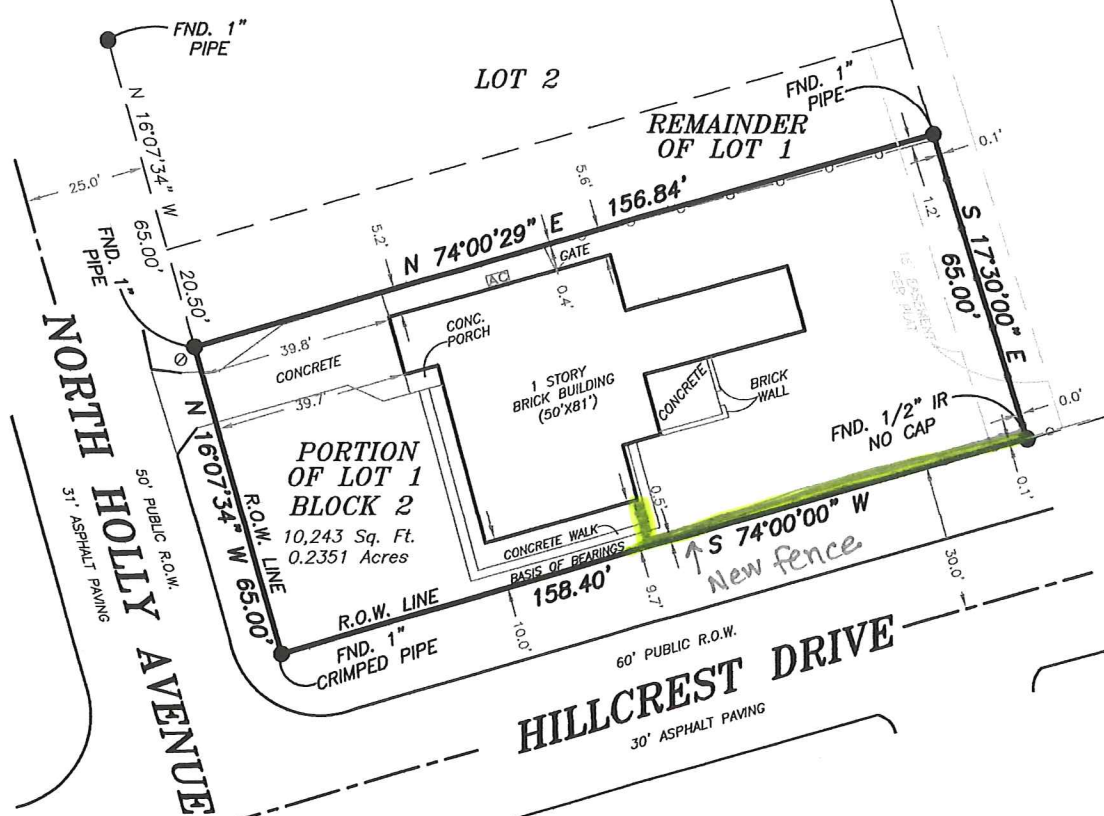


Request for Variance at
501 N. Holly, Sherman, TX
Shanan & Carrie Bailey

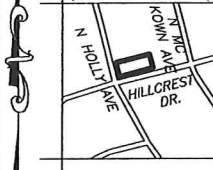
We are replacing the current four foot chain link fence at our property at 501 N. Holly with a six foot wooden privacy fence to provide more protection our dogs, as well as increased privacy for us. Since this is a corner lot, we are specifically requesting a variance on the south side of our property adjacent to Hillcrest Drive. The chain link fence on the south side will be removed and the new wooden fence will be installed in the same location as the current fence, which is approximately 16 feet from the curb and will follow the same 80 foot property line (going east/west), with the 'nice' side facing the street. It does not appear to us that a six foot privacy fence in that same location will impede the view of a driver stopped at the stop sign on Holly. Also, in that there are several other houses, some of which are also on corner lots and have six foot privacy fences, our requested fence will not conflict with any design aesthetic in this neighborhood. A 4 foot walk gate will finish out the fence on the west side adjacent to the house.

BOUNDARY SURVEY

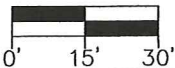
PROPERTY ADDRESS: 501 NORTH HOLLY AVENUE, SHERMAN, TX 75092



LOCATION MAP:
(NOT TO SCALE)



SCALE: 1" = 30'



LEGEND

EASEMENT LINE	ROAD CENTERLINE	SUBJECT BOUNDARY LINE
P.O.B. - POINT OF BEGINNING; FND - FOUND; IR - IRON ROD		
P.O.C. - POINT OF COMMENCEMENT; R.O.W. - RIGHT OF WAY		
Ø POWER POLE	Ø CHAINLINK FENCE	● MON. FOUND AS DESCRIBED
⊞ A.C. PAD	Ø WATER METER	

SITE PHOTO:



LEGAL DESCRIPTION:

BEING THE SOUTH SIXTY-FIVE (65) FEET OF LOT ONE (1) OF BLOCK TWO (2) OF THE WESTWOOD THIRD ADDITION TO THE CITY OF SHERMAN, COUNTY OF GRAYSON, TEXAS, AS SHOWN ON THE RECORDED PLAT OF RECORDS IN VOLUME 734, PAGES 451 THRU 454, DEED RECORDS, OF GRAYSON COUNTY, TEXAS.

SCHEDULE B ITEMS:

AS SHOWN WITHIN ALLIANT NATIONAL TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO.: 0127836, HAVING AN EFFECTIVE DATE OF JULY 9, 2018.

01) PLAT BOOK 734, PAGE 459. AFFECTS PROPERTY.
10A) BOOK 734, PAGE 451-454. PROPERTY IS SUBJECT TO TERMS CONTAINED THEREIN.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THE PURPOSES OF THIS SURVEY IS PER PLAT & THE SOUTH PROPERTY LINE BETWEEN FOUND MONUMENTS HAVING A BEARING OF S 74°00'00" W.

NOTES:

1) FENCES ARE NOT CONCLUSIVE OF TITLE LINES.

CERTIFICATION:

This map or plat and the survey on which it is based were made on the ground and in accordance with the Minimum Standards of Practice as adopted by the Texas Board of Professional Land Surveyors, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 4 survey.

Shaun Christopher Axton
TEXAS R.P.L.S. NO. 6008

SURVEY PERFORMED BY:
Mark Deal and Associates, P.C.
Texas Registration No. 10130200
P.O. Box 6578; Norman, OK 73070
405-681-3325

PREPARED FOR:



RPLS, LLC

714 Enterprise Drive, Edmond, OK 73013
Phone: 855-283-2333 / Fax: 405-947-8636
Email: info@lendersurveys.com
Oklahoma CoA No.: 7462, Expires 06/30/19
J.N. 25539B - DRAWN BY: L.S.
PAGE 1 OF 1

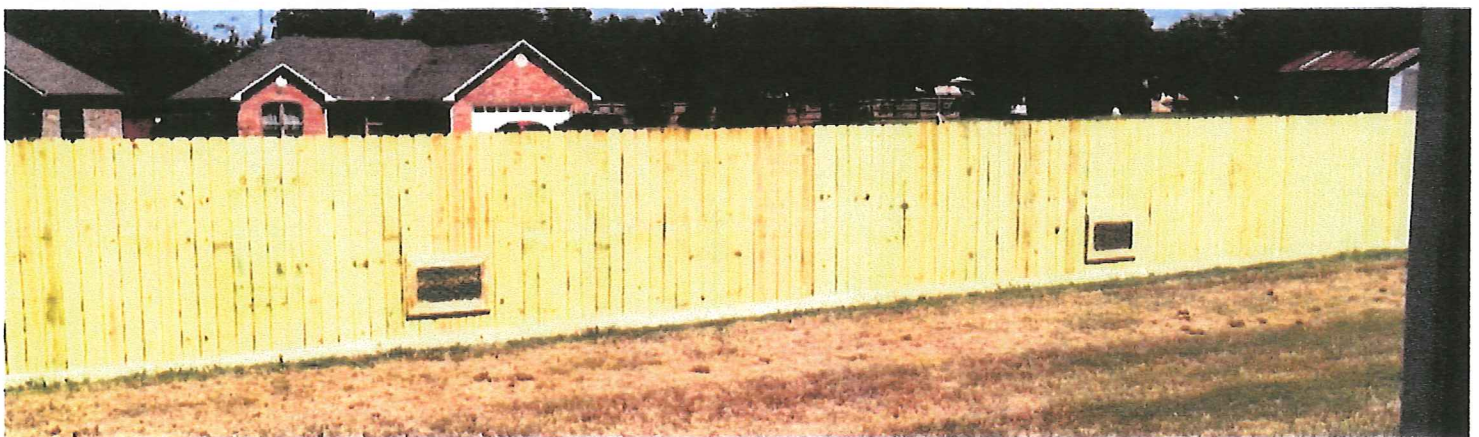


SURVEY DATE: 07/17/18
LAST REVISION:

BUYER: CARRIE ANN BAILEY AND SHANAN TODD BAILEY

FENCING

Call Reliable Roofing Construction & Fencing For All Your North Texas Home Needs! Free Estimates, Call Today: 903-818-3082



STAFF REVIEW LETTER

August 10, 2018

Shannon Bailey
1514 Lakewood Dr.
Sherman, TX 75092

Dear Applicants,

The request for an exception to allow a 6' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District for the property located at 501 North Holly Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 21, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. All aspects of the R-1 (One Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. The fence shall be maintained at all times.
3. The fence shall not obstruct site distance at the intersection of Holly Street or Hillcrest Drive.
4. Review the zoning and development ordinance for additional requirements.
5. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of
Adjustments**

15.

Meeting Date: 08/21/2018

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 1909 & 1915 NORTH CROCKETT STREET**

The request of Jeannette Giarraputo Scott, James A. Giarraputo and Carol Giarraputo Butler (Owners), George Scott (Developer) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1909 and 1915 North Crockett Street, being Lots 2, 3 and 4, Block 16, Shannon Heights Addition, containing 0.486 acres, as follows:

Planning and Zoning Commission

Replat approval of The Crockett Addition, a Replat of Lots 2, 3 & 4, of Shannon Heights Addition.

Background:

The property is located at 1909 and 1915 North Crockett Street between Taylor Street and Dexter Street. The property is zoned an R-1 (One Family Residential) District. The owners would like to replat the property into two (2) lots.

Adjacent Zoning:

R-1 (One Residential) District

C-1 (Retail Business) District

Origination:

Jeannette Giarraputo Scott, James A. Giarraputo and Carol Giarraputo Butler (Owners)

George Scott (Developer)

Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

139

Objections Received:

0

Attachments

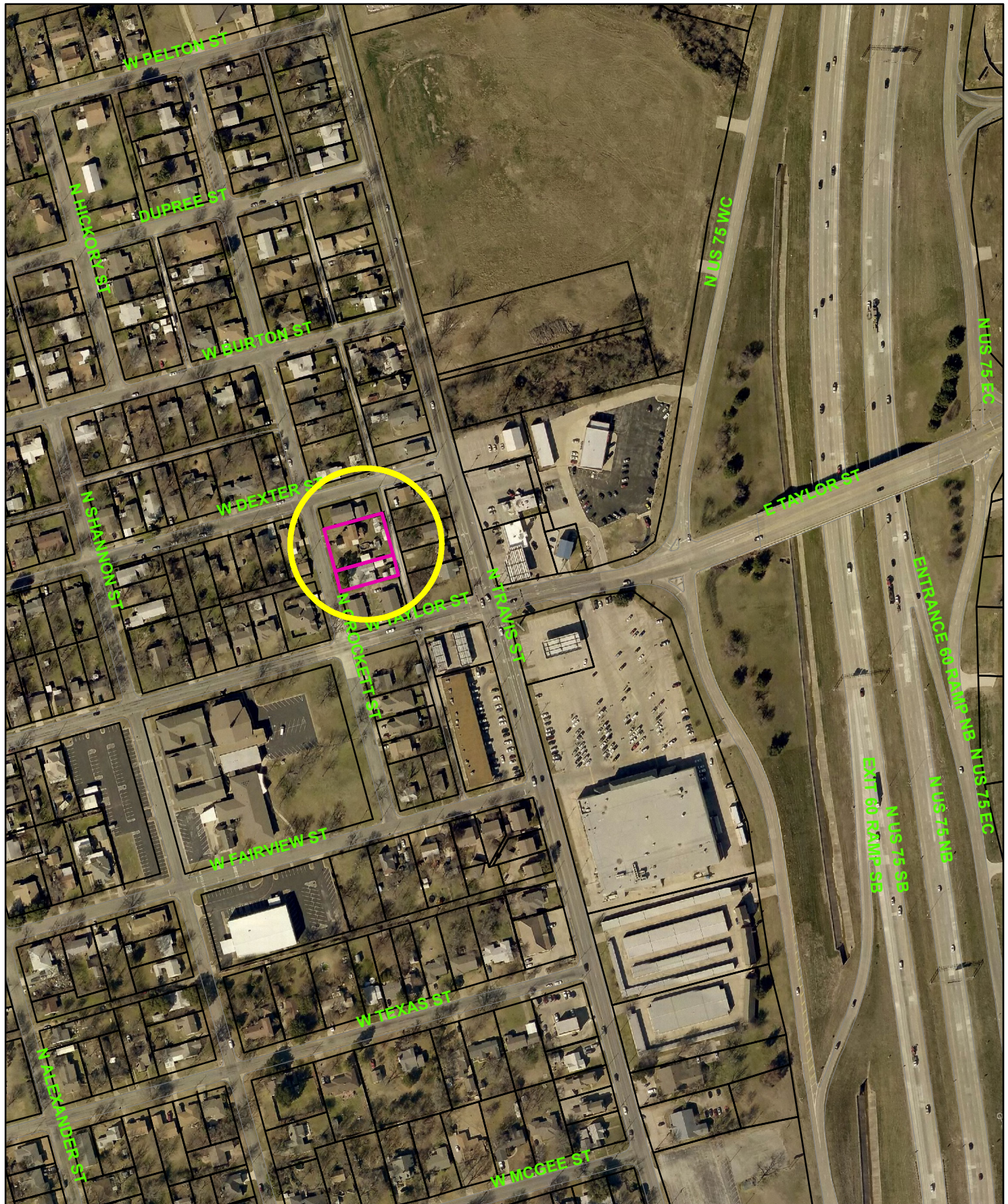
Location Map

Zoning Map

Zoning Sign Photo

Replat

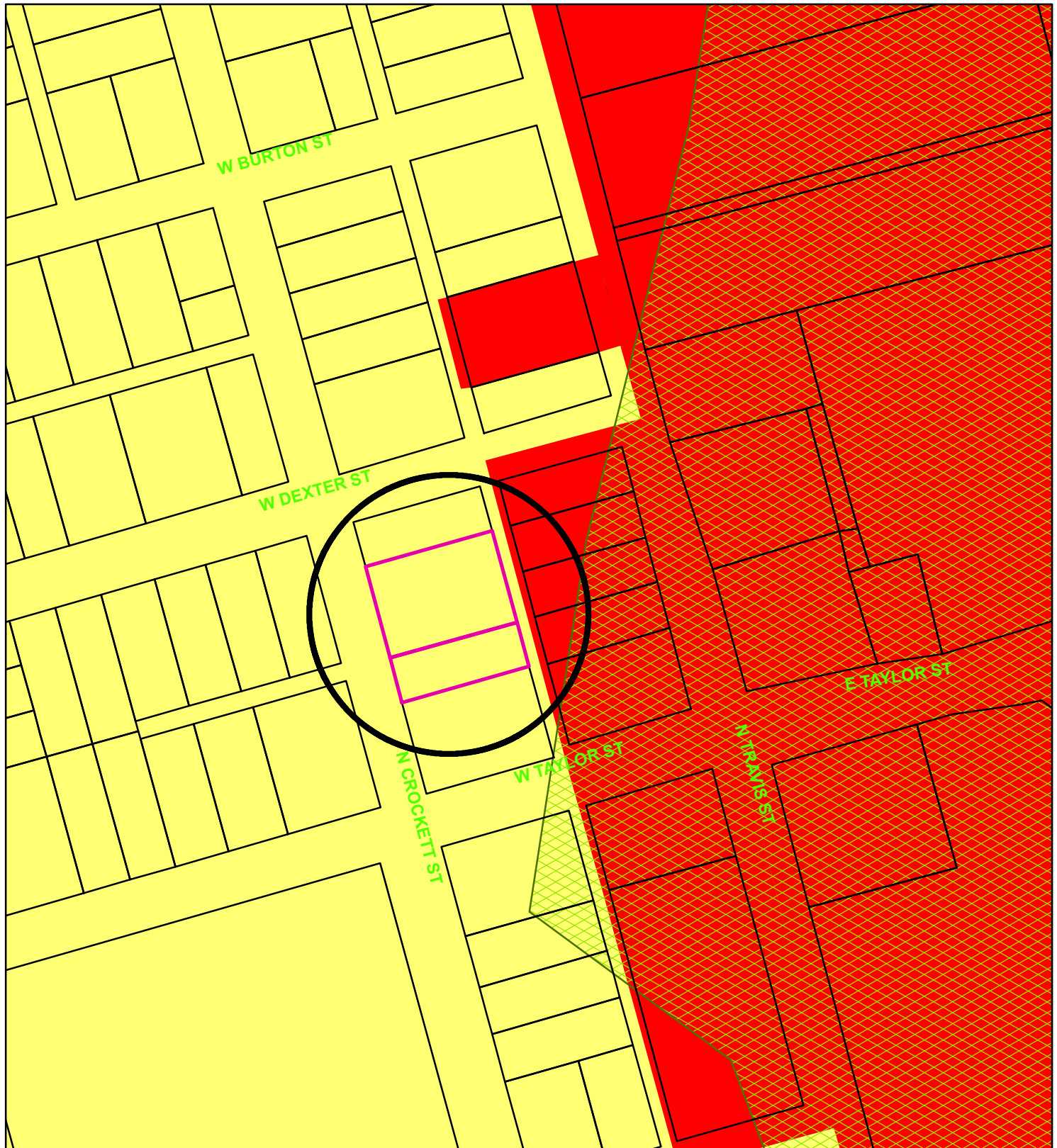
Staff Review Letter



1909 & 1915 N. Crockett Street



1 in = 300 ft



Zoning - 1909 & 1915 N. Crockett

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Bialock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Transportation Corridor

Representation: SpermGIS.DBO.TransportationCorridor_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Bialock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
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- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

1 in = 144 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

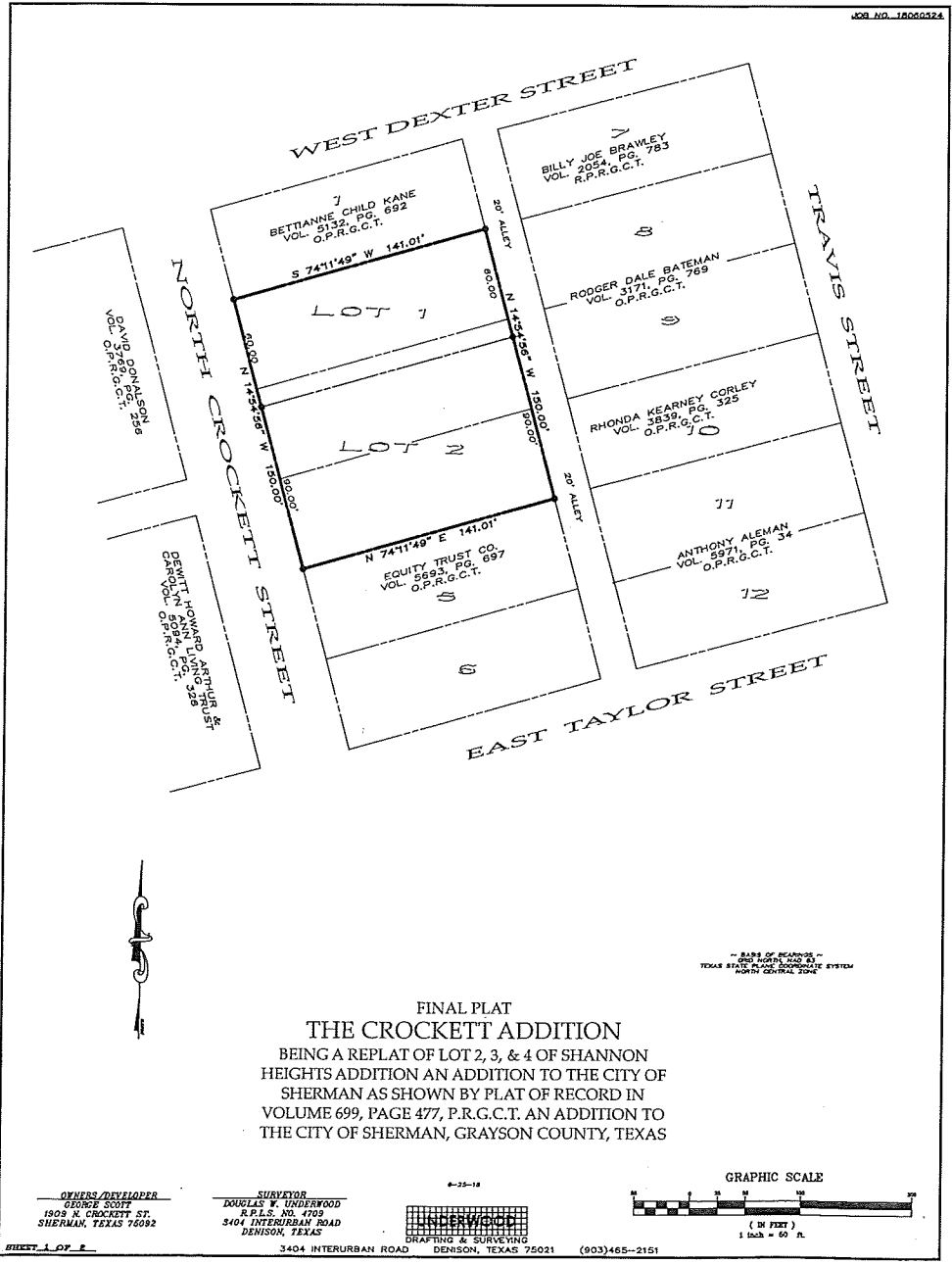
City of Sherman, Texas
Developmental Services Department

1909 N. Crockett



1915 N. Crockett





LEGAL DESCRIPTION

Situated in the City of Sherman, County of Grayson, State of Texas, being Lots 2, 3, and 4, Block 18, Shannon Heights Addition as recorded in Volume 699, Page 477, P.R.G.C.T., Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a set $\frac{1}{2}$ " steel rod set in the east right-of-way of North Crockett Street also being the northwest corner of said Lot 2;

Thence North $74^{\circ}11'49''$ East with the North line of said Lot 2 a distance of 141.01 feet to a set $\frac{1}{2}$ " steel rod at the northeast corner of said Lot 2;

Thence South $14^{\circ}54'56''$ East the east line of Lots 2-4 a distance of 150.00 feet to a set $\frac{1}{2}$ " steel rod, being the southeast corner of said Lot 4;

Thence South $74^{\circ}11'49''$ West with the south line of said Lot 4 a distance of 141.01 feet to a set $\frac{1}{2}$ " steel rod in said east right-of-way;

Thence North $14^{\circ}54'56''$ West with said east right-of-way a distance of 150.00 feet to the Point of Beginning and containing 0.488 acres of land.

OWNERS DEDICATION

NOW KNOW ALL MEN BY THESE PRESENTS:

THAT WE, JAMES ANTHONY GUERRAPUTO, CAROL ANN GUERRAPUTO, KATHERINE JEANETTE GUERRAPUTO SCOTT, GEORGE C. SCOTT, do hereby dedicate this plat designating the hereinabove property as the CROCKETT ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use, for the streets and easements shown on this plat for the public use and accommodation of all public and private utilities desiring to use or using same, any public or private utility and have the right to remove and have removed all or part of any building, fence, trees, shrubs or other improvements or structure which in any way endangers or interferes with the construction, maintenance, or efficiency of the respective systems on any of these easements, and any public or private utility, and all of them, have a right of ingress and egress to and from and upon the said easements, for the purpose of constructing, reconstructing, repairing, maintaining, maintaining and adding to or removing all or part of its respective system without the permission of anyone, this plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2018.

JAMES ANTHONY GUERRAPUTO
CAROL ANN GUERRAPUTO
KATHERINE JEANETTE GUERRAPUTO SCOTT
GEORGE C. SCOTT

ACCEPTANCE

Approved this _____ day of _____, 2018, by the City Planning Commission to the City of Sherman, Texas.

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas _____ Date _____

CERTIFICATE OF COMPLIANCE

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, the CROCKETT ADDITION, an addition to the City of Sherman, Texas, was dedicated to the City Council on the _____ day of _____, 2018, and the City Council, by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council notice a resolution to accept the same, and the City Clerk is hereby notified to file the same with the County Clerk.

Witness my hand this _____ day of _____, 2018.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

Douglas W. Underwood
 Registered Professional
 Land Surveyor, No. 4709

Date _____

GENERAL NOTES

1. Water Easement to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Gas Service to be provided by the City of Sherman.
4. Electric Service to be provided by the City of Sherman.
5. All existing easements, whether or not shown on this plat, shall remain in full force and effect.
6. All existing easements, whether or not shown on this plat, shall remain in full force and effect.
7. The City of Sherman, and its successors, shall be responsible for the maintenance and repair of all existing easements.
8. The City of Sherman, and its successors, shall be responsible for the maintenance and repair of all existing easements.
9. The City of Sherman, and its successors, shall be responsible for the maintenance and repair of all existing easements.
10. The City of Sherman, and its successors, shall be responsible for the maintenance and repair of all existing easements.
11. The City of Sherman, and its successors, shall be responsible for the maintenance and repair of all existing easements.
12. The City of Sherman, and its successors, shall be responsible for the maintenance and repair of all existing easements.

FINAL PLAT
THE CROCKETT ADDITION
 BEING A REPLAT OF LOT 2, 3, & 4 OF SHANNON HEIGHTS ADDITION AN ADDITION TO THE CITY OF SHERMAN AS SHOWN BY PLAT OF RECORD IN VOLUME 699, PAGE 477, P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNERS/DEVELOPER
 GEORGE SCOTT
 1909 N. CROCKETT ST.
 SHERMAN, TEXAS 75092

SURVEYOR
 DOUGLAS W. UNDERWOOD
 R.P.L.S. NO. 4709
 3404 INTERURBAN ROAD
 DENISON, TEXAS

GRAPHIC SCALE
 1 inch = 60 ft.

OWNER/DEVELOPER
 GEORGE SCOTT
 1909 N. CROCKETT ST.
 SHERMAN, TEXAS 75092

SURVEYOR
 DOUGLAS W. UNDERWOOD
 R.P.L.S. NO. 4709
 3404 INTERURBAN ROAD
 DENISON, TEXAS



STAFF REVIEW LETTER

August 9, 2018

George Scott
1909 N. Crockett St.
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Rd.
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of The Crockett Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 21, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Show Point of Beginning on drawing.
6. Show at least two (2) control monuments on plat for reference.
7. Metes and bounds description must match drawing.
8. Correct scale on drawing.
9. Require 10' Utility Easement around sewer line on existing lot line between Lot 3 and Lot 4.
10. Dedicate a 10' Utility Easement along Crockett Street.
11. The City of Sherman does not maintain alleys.
12. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
13. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,



Clint A. Philpott, P.E.,
Director of Engineering

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of
Adjustments**

17.

Meeting Date: 08/21/2018

Prepared By: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director Developmental Services

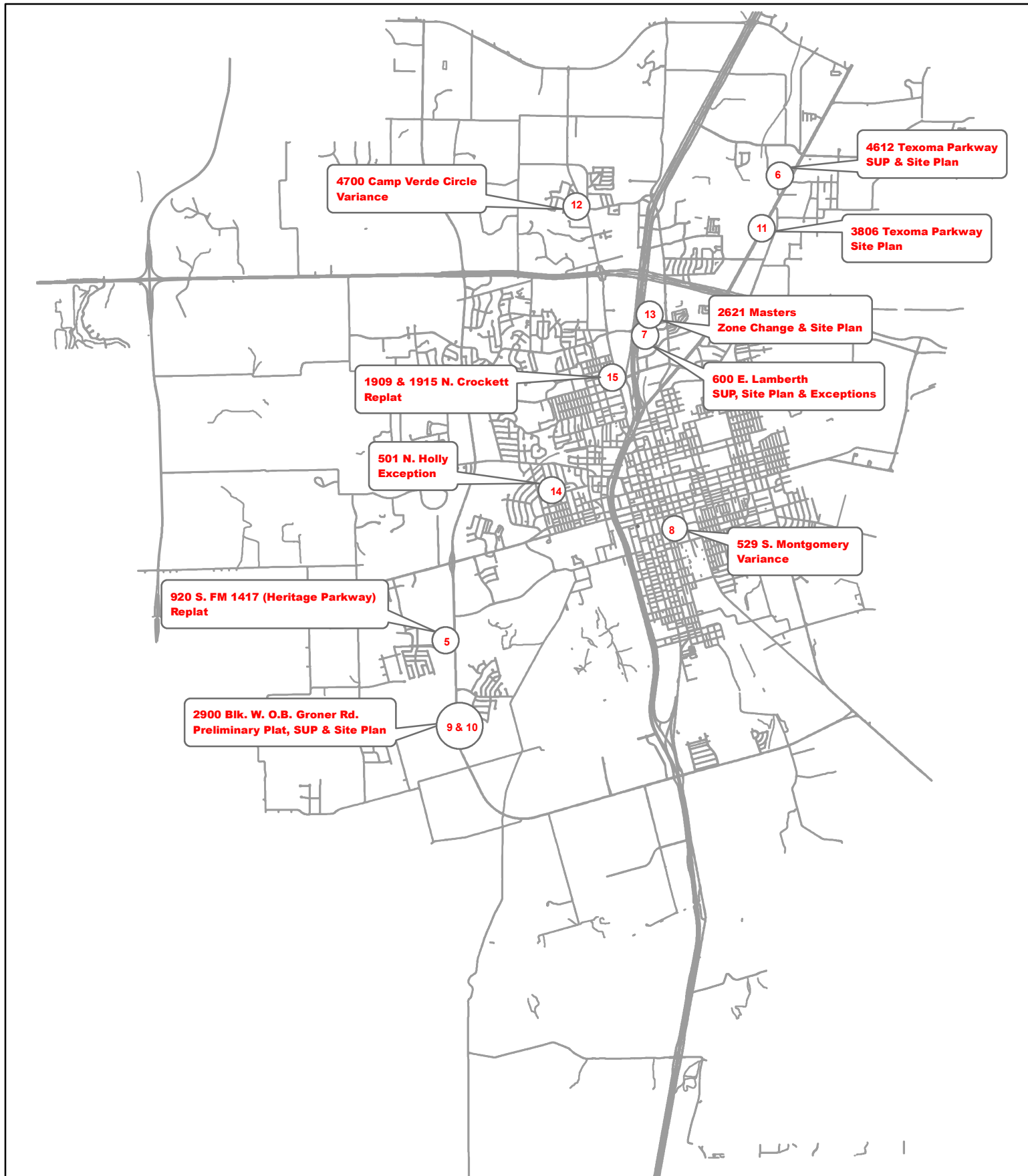
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting August 21, 2018



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 7,000 feet